



LEIGHAM COURT ROAD, SW16
OFFERS IN EXCESS OF: £400,000 LEASEHOLD

A BRIGHT, SPACIOUS AND CHARMING TWO
BEDROOM APARTMENT IN THIS 1930'S
BUILDING CLOSE TO STREATHAM HILL
STATION

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DESCRIPTION:

Exclusively available through Winkworth, we are thrilled to introduce this delightful two-bedroom apartment situated on Leigham Court Road, just moments away from Streatham Hill station, shops, and amenities. Meticulously maintained by its current owners, the accommodation comprises two double bedrooms (one is a cosy small double), a contemporary bathroom adorned with white metro tiling, a bathtub with an overhead shower, a heated towel rail, a wash hand basin, and a WC. The sleek, modern kitchen boasts ample wall and base units, along with standard appliances. Through a glazed door off the kitchen, you'll find access to the private balcony, providing an ideal spot for al-fresco dining. The 16ft. reception/dining room is bright and airy, featuring parquet wooden flooring, built-in shelving in the alcove, a feature fireplace, and a spacious bay with windows that welcome ample natural light. Additional advantages include access to a communal garden and private residents' parking within the grounds. Transport at Streatham Hill (London Victoria in 17 minutes) is within easy walking distance and Brixton Tube is just a short bus ride down the hill. On the doorstep there are all the local amenities that make Streatham Hill such a sought-after neighbourhood including many lively independent shops, cafes and restaurants. Hillside Gardens park is at the top of the street and both the large green open spaces of Streatham and Tooting Bec Commons are within easy reach in either direction from the front door.

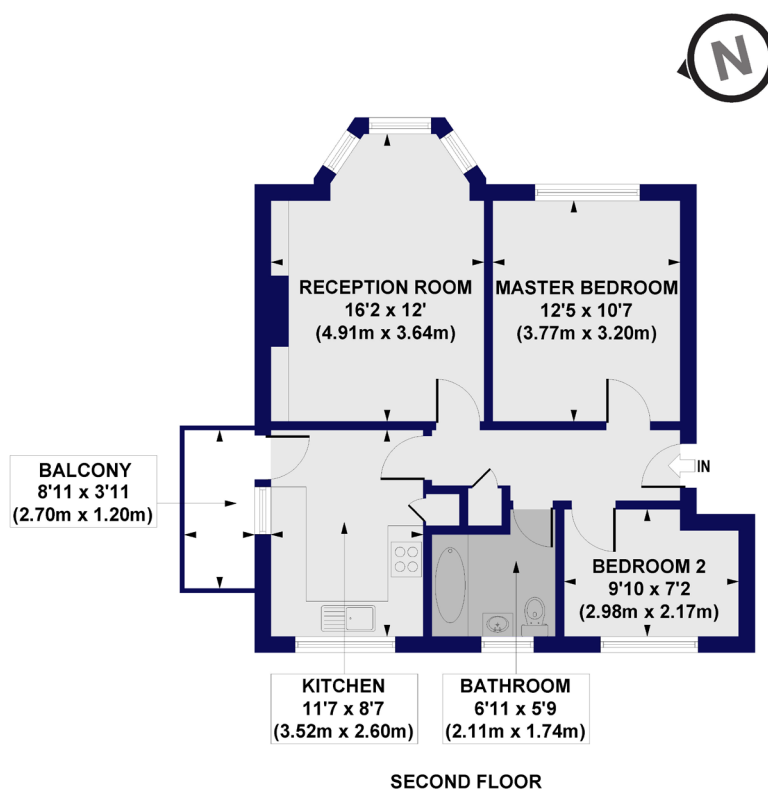
AT A GLANCE

- Two-bedroom apartment
- Two double bedrooms
- Contemporary bathroom, metro tiling
- Modern kitchen with access to a balcony
- 16ft. bright reception/dining room
- Parquet flooring, feature fireplace
- Communal garden access
- Private residents' parking





Dorchester Court, Leigham Court Road, SW16
Approx. Gross Internal Floor Area 603 sq. ft / 56.05 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold
Term: Expires - 25/12/2135
Service Charge: £1400 per annum
Ground Rent: £100 Annually (subject to increase)
Council Tax Band: C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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