



## Glyn Court, Leigham Court Road, SW16

£450,000 *Leasehold*

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### KEY FEATURES

- First floor apartment
- Art Deco building
- Two bedrooms
- Dual aspect living room
- Separate fitted kitchen
- Recently refurbished bathroom
- Wooden floorboards throughout
- On site caretaker

Set on the first floor of a charming Art Deco building, this beautifully presented two bedroom apartment combines strong period character with thoughtful contemporary updates and a wonderfully light interior. The apartment is entered via a wide central hallway, immediately giving a sense of space and excellent flow. A generous living room sits at the front of the building and enjoys a dual aspect outlook, with large windows that flood the room with natural light throughout the day and offer striking sunset views in the evening. Original wooden floorboards run underfoot, enhancing the warmth and character of the space. The kitchen is arranged separately and fitted with modern cabinetry and worktops, with windows that keep the room bright and practical for everyday use. Both bedrooms are well proportioned and positioned quietly within the apartment, making them ideal for a principal bedroom and a flexible second room that could suit guests, home working or family use. The bathroom has been recently refurbished and is finished to a high standard, providing a clean and contemporary feel while sitting comfortably within the building's period setting. The flat has been carefully maintained and benefits from modern comforts including Hive heating and upgraded window panes throughout. Residents enjoy permit parking, access to small communal garden areas to the front and rear, and the reassurance of a full time on site caretaker available during the working week to accept parcels and maintain the building. Glyn Court is well positioned on Leigham Court Road, ideally located between Streatham Hill and Tulse Hill stations, offering excellent connections into central London. The 417 bus stops directly outside, adding further convenience. Streatham Common and the historic Rookery Gardens are close by, providing beautiful green spaces, while local shops, cafés and amenities are easily accessible. A well regarded school is also located just along the road, adding to the appeal of the area.

### Streatham

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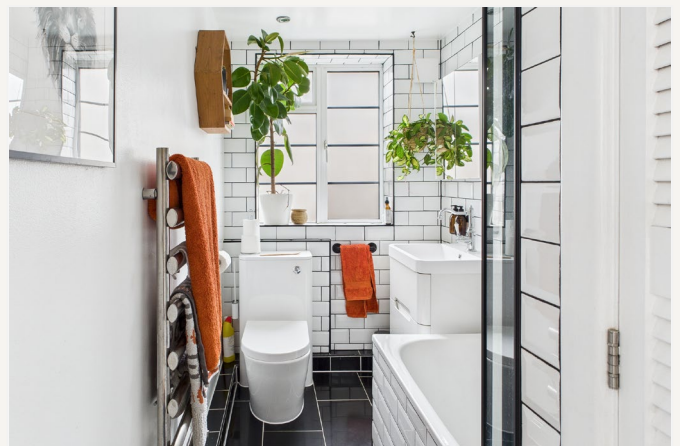
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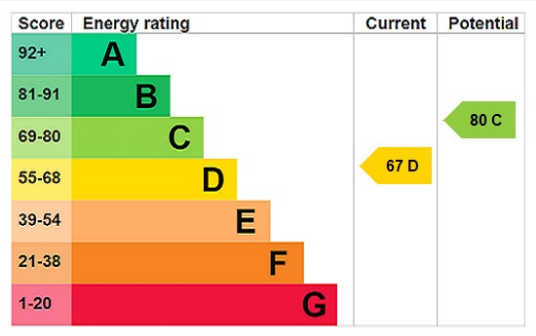
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### MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 148 years and 5 months  
**Service Charge:** £2400 per annum  
**Council Tax Band:** D  
**EPC rating:** D

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