



LEIGHAM COURT ROAD, SW16  
**£450,000 SHARE OF FREEHOLD**

## SPACIOUS SPLIT-LEVEL MAISONETTE WITH OFF-STREET PARKING IN STREATHAM HILL

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## DESCRIPTION

Set within a well-maintained development in Streatham Hill, this spacious three-bedroom split-level maisonette offers generous proportions, direct access to communal gardens, and the convenience of off-street parking. Positioned within easy reach of Streatham Hill Station, this home provides excellent transport links alongside an array of popular cafés, bars, and restaurants along Streatham High Road.

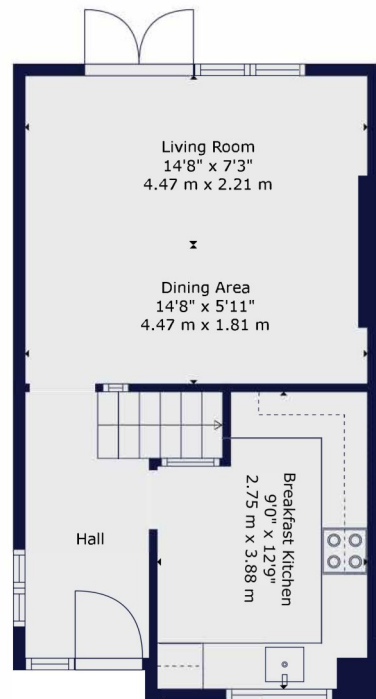
The property welcomes you with a bright and airy reception room, featuring large windows that flood the space with natural light. Double doors open directly onto the communal gardens, creating a seamless indoor-outdoor connection, perfect for relaxation or entertaining.

A separate modern kitchen is well-equipped with ample worktop space, stylish cabinetry, and integrated appliances, making it a functional and contemporary cooking space.

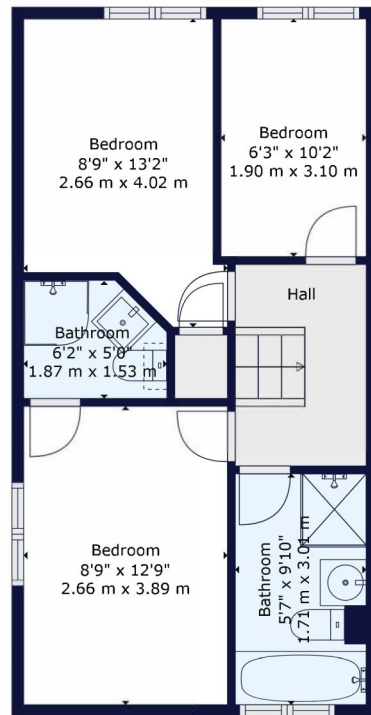
Upstairs, three well-proportioned bedrooms offer comfortable living, with the principal bedroom benefiting from a private en-suite shower room. A modern family bathroom serves the additional bedrooms, fitted with sleek fixtures and a bath with an overhead shower.

Further highlights include off-street parking, a secure external storage unit, and excellent transport connections, providing easy access to Clapham, Balham, and Central London. With Tooting Bec Common and Streatham Green nearby, this home balances convenience with access to open green spaces.





Ground Floor



First Floor

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TOTAL: 809 sq. ft, 75 m<sup>2</sup>  
GROUND FLOOR: 378 sq. ft, 35 m<sup>2</sup>, FIRST FLOOR: 431 sq. ft, 40 m<sup>2</sup>

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 Winkworth. 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.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Share of Freehold

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 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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