



LEIGHAM COURT ROAD, SW16
£425,000 LEASEHOLD

Winkworth



LEIGHAM COURT ROAD, SW16

A tastefully presented, first floor apartment with a private roof terrace, offering excellent contemporary-style accommodation and an eat-in kitchen. This light-filled property is handy for the transport and amenities of Streatham Hill.

Available exclusively through Winkworth, we are delighted to offer for sale this bright and airy first floor apartment which is tastefully presented and offers over 635 sq. Ft. of living accommodation. The property is set within a handsome detached Villa which dates from the late Victorian era and is located on the edge of the sought-after Leigham Hall conservation area (known locally as the ABC Roads) just moments away from Streatham Hill. The property is set back from the road with a large front courtyard for residents' exclusive parking. The flat is situated on the first floor and has a large 18ft x15ft dual aspect, bright reception room overlooking the front and side of the property. This room is neutrally decorated and has high ceilings, sash windows and a pretty fireplace. There is a double bedroom with two large sash windows and fitted closets, a modern bathroom with a walk-in shower, a WC and a wash hand basin. The modern fitted kitchen is off the living room through an archway and has cream units, tiled floors and splash backs with integrated appliances and a lovely bright dining area into a window bay. Off the living room there are French doors that lead to the private roof terrace that extends some 21ft in length and which is perfect for summer entertaining and outdoor dining. Transport at Streatham Hill (London Victoria in 17 minutes) is walking distance and Brixton Tube is a short bus ride down the hill. On the doorstep there are all the local amenities including many lively independent shops, cafes and restaurants. Hillside Gardens Park is at the top of the street and both Streatham and Tooting Bec Commons are also within easy reach.



AT A GLANCE

- Detached Victorian Conversion Apartment
- Period Features
- First Floor
- Double Bedroom
- Shower Room
- Kitchen/Diner
- Reception Room
- Large Private Roof Terrace
- Private Off-Street Parking (Allocated Space)
- Leasehold (117 years left)
- Lambeth Council Tax Band:
- Sole Agent

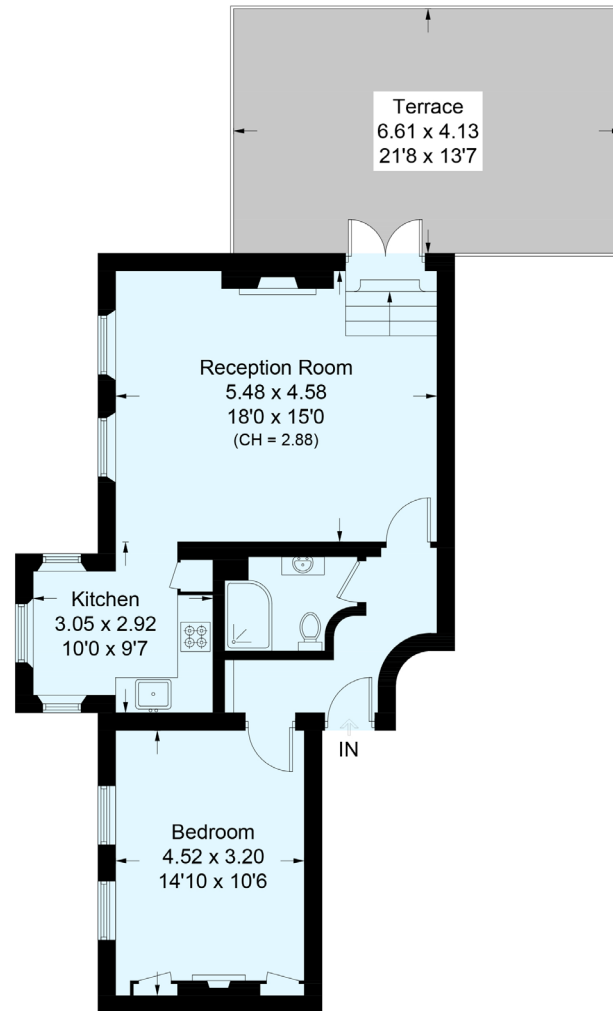
DIRECTIONS

Off Streatham Hill



Leigham Court Road, SW16

Approximate Floor Area = 59.2 sq m / 637 sq ft
Including Limited Use Area (0.9 sq m / 10 sq ft)



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID615007)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	77	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

