



LEIGHAM COURT ROAD, SW16
OFFERS IN EXCESS OF £300,000 SHARE OF FREEHOLD

CHARMING PERIOD CONVERSION WITH LOFT STORAGE, PARKING & COMMUNAL GARDEN

Streatham | 020 8769 6699
46-50 Streatham Hill, London, SW2 4RD

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Set within an elegant, double-fronted Victorian house, this charming one-bedroom period conversion has been well maintained and offers a well-proportioned layout with characterful features and a bright, airy feel. The spacious living area is enhanced by a skylight, flooding the room with natural light, while the high ceilings and neutral décor contribute to its inviting atmosphere. The separate fitted kitchen provides a practical space with ample cabinetry.

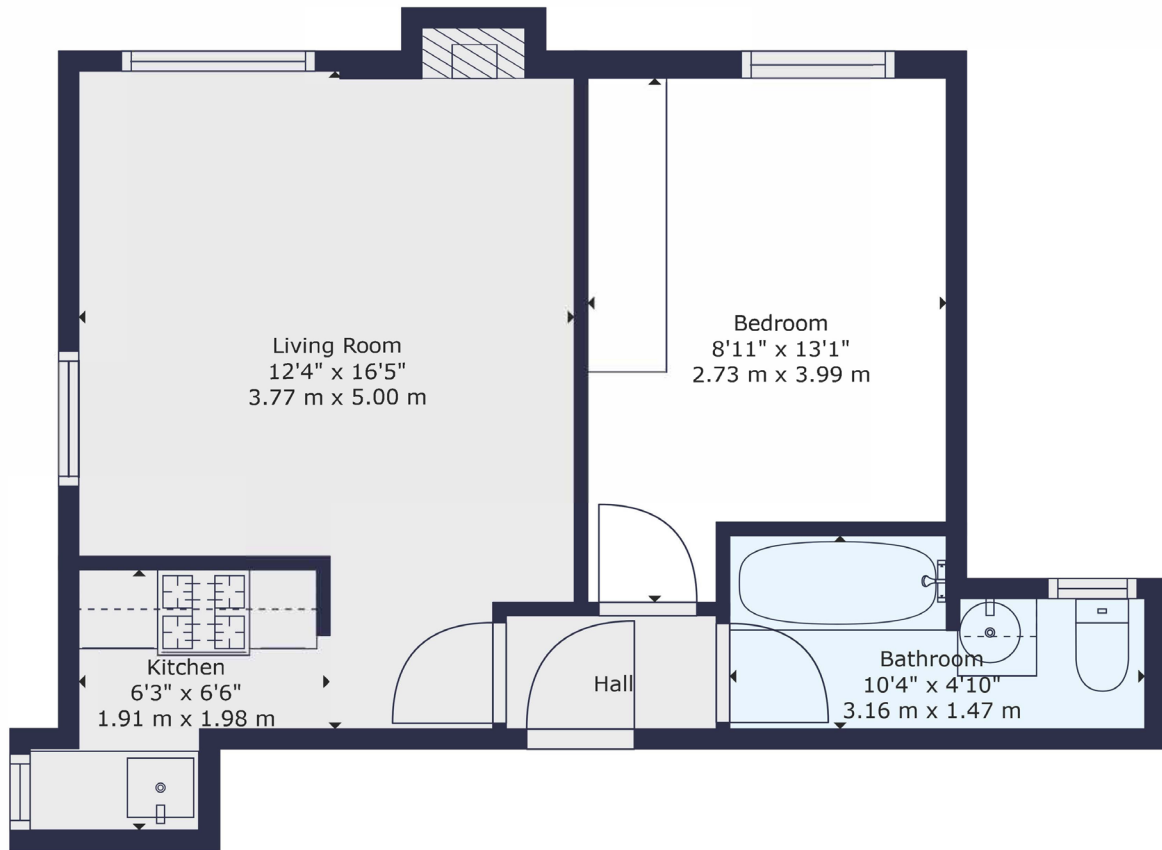
The bedroom is well-sized, benefiting from built-in storage, and the property also includes a modern bathroom with contemporary fittings. An added advantage is the demised loft space, offering valuable additional storage.

Externally, residents enjoy access to a well-maintained communal garden, providing a peaceful outdoor retreat, as well as a designated parking space at the front of the property. The home has been carefully looked after, ensuring it remains in excellent condition for its next owner.

Situated in a prime location, the property is within easy reach of Streatham Hill, West Norwood, and Streatham (Thameslink) stations, offering excellent links into the City and West End. The surrounding area boasts a variety of shops, cafes, restaurants, and gyms, as well as highly sought-after schools, making this an ideal choice for first-time buyers and investors alike.

The property also benefits from a long lease and a share of freehold, offering added security and long-term value.



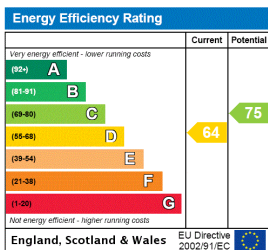


TOTAL: 382 sq. ft, 36 m²
 FLOOR 1: 382 sq. ft, 36 m²
 EXCLUDED AREAS: FIREPLACE: 4 sq. ft, 0 m²

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 purchasers 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.



Tenure: Share of Freehold
Term: 996 year and 6 months
Service Charge: £2500 per annum
Council Tax Band: B

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.

Streatham | 020 8769 6699 | streatham@winkworth.co.uk
 46-50 Streatham Hill, London, SW2 4RD



for every step...

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.