



LEIGHAM AVENUE, SW16
£400,000 LEASEHOLD

A WELL-PROPORTIONED TWO DOUBLE BEDROOM TOP FLOOR APARTMENT IN THIS ATTRACTIVE 1930'S MANSION BLOCK CLOSE TO STREATHAM HILL

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

Winkworth

for every step...

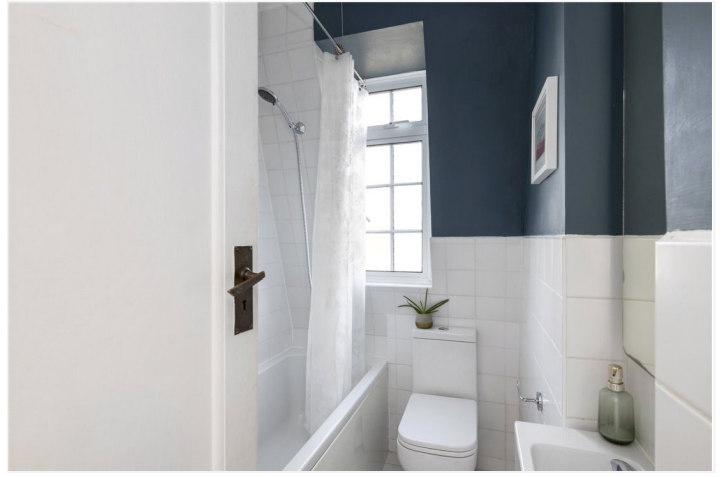
winkworth.co.uk



DESCRIPTION:

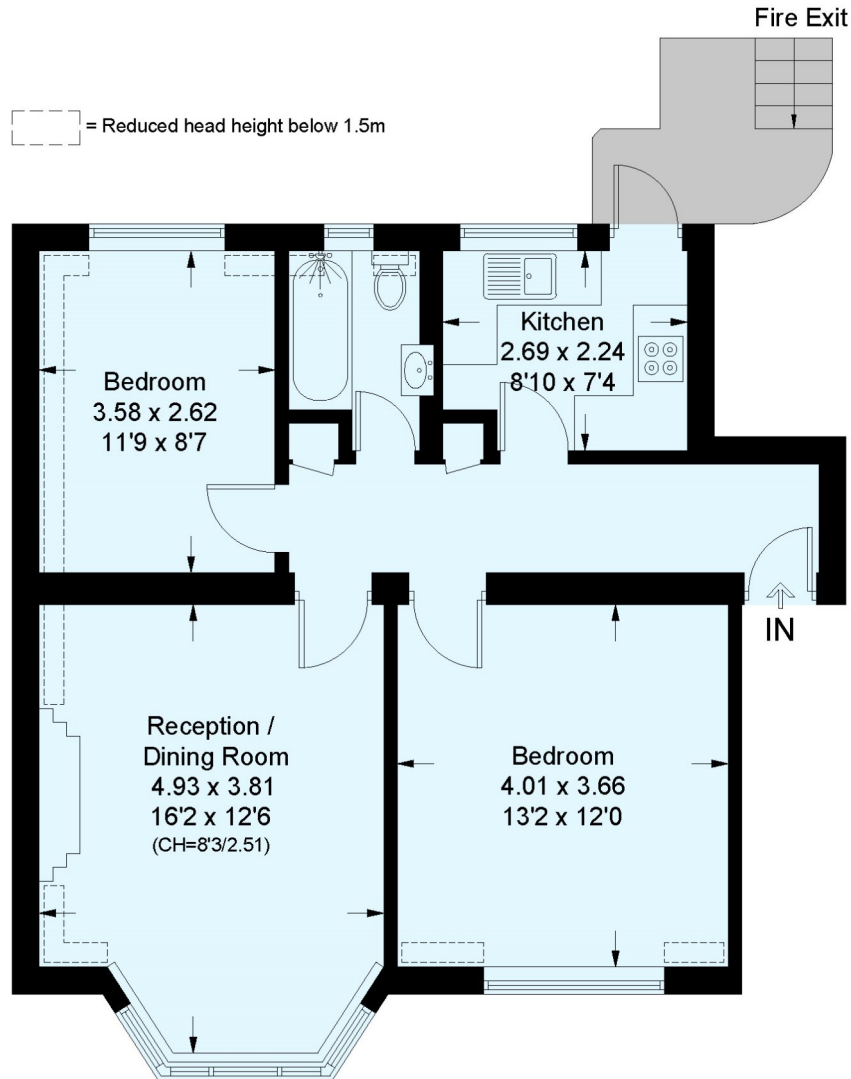
Available exclusively through Winkworth, we are delighted to offer for sale this well-presented, tastefully decorated, two double bedroom, top floor apartment with excellent natural light throughout. Built in the 1930's "Art Deco" period, Manor Court is a well-maintained Streatham landmark apartment block on Leigham Avenue just off Streatham High Road. In this third (top) floor apartment there is a bright reception and dining room with wooden flooring and large double-glazed windows to the front. There is a separate smart fitted kitchen with space for all the usual appliances and plenty of cabinet storage space. The rear door in the kitchen leads to an external cast iron staircase/fire escape. The tiled bathroom has a window to the side and a white pottery suite with a bath/shower, a wash hand basin and a WC. The main double bedroom has a large window. The second bedroom is currently used as an office/guest room.

Commuting into Central London is easy from Streatham Hill station which runs a regular service to London Victoria, Streatham station has the Thameslink service into the City and Brixton tube is just a short bus-ride away down the hill. Offering excellent living space in excess of 680 sq. ft. and set in a convenient location close to all local amenities, gyms, shops, bars, independent cafes and many restaurants. This charming apartment is offered with the remainder of a 999-year lease.



Manor Court, SW16

Approximate Floor Area = 63.6 sq m / 684 sq ft
Including Limited Use Area (3.7 sq m / 40 sq ft)



Third 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. (ID739304)

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: 955 year and 4 months

Service Charge: £1320 per annum

Ground Rent: £ 0 Annually (subject to increase)

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.

| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <small>Very energy efficient - lower running costs</small> | | | |
| (92) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 56 | 57 |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <small>Not energy efficient - higher running costs</small> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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



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.