



LEIGHAM AVENUE, SW16

**£460,000 LEASEHOLD**

## A SECOND FLOOR TWO DOUBLE BEDROOM 1930'S MANSION APARTMENT BY STREATHAM HILL

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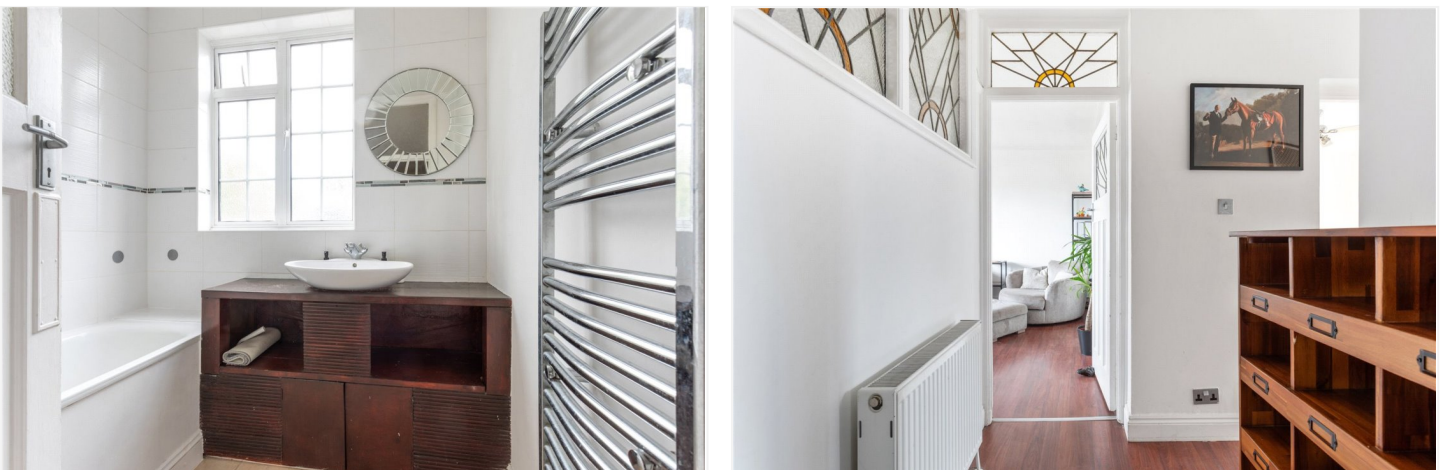
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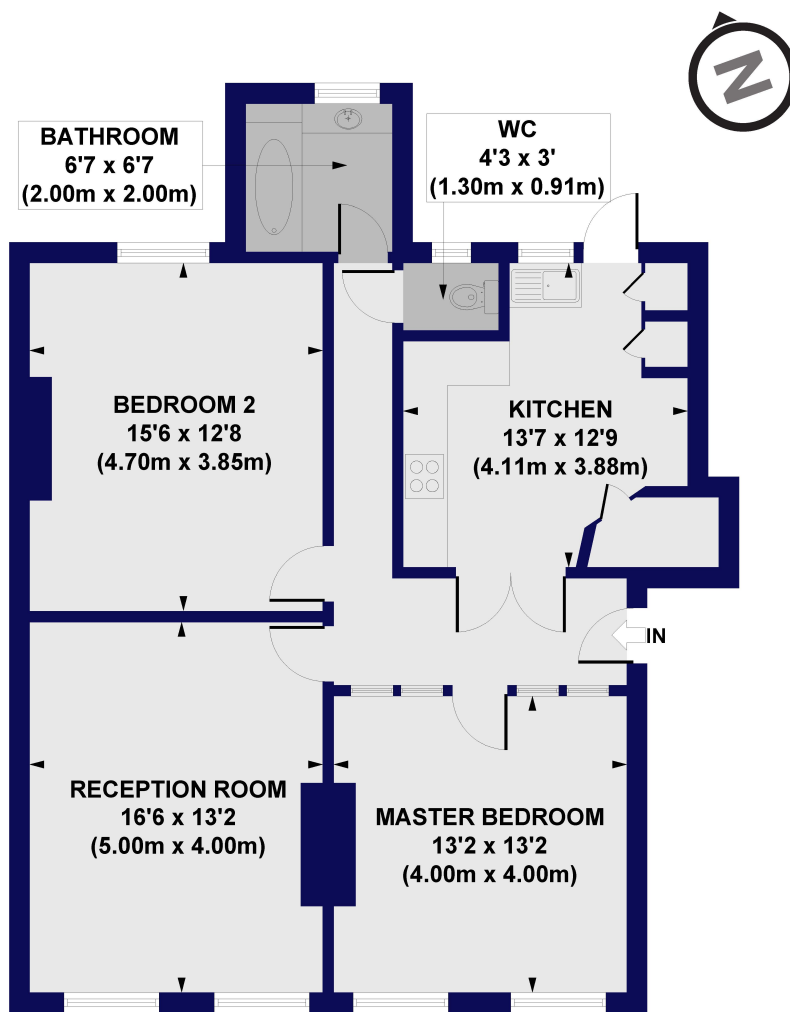
## DESCRIPTION:

We are delighted to offer for sale this well-presented and larger than average two double bedroom, second floor apartment with excellent natural light throughout. Built in the 1930s "Art Deco" period, Endsleigh Mansions is a well-maintained, small-scale apartment block on Leigham Avenue just off Streatham High Road. In this second-floor apartment, there is a bright reception room over 16ft long with wooden flooring, a fireplace, and two large, double-glazed windows to the front. There is a separate eat-in fitted kitchen with space for all the usual appliances and plenty of cabinet storage space and worktops with tiled splashbacks. The rear door in the kitchen leads to an external cast iron staircase/fire escape. The fully tiled bathroom has a window to the rear and a white pottery suite with a bath/shower, a wash hand basin, and a heated towel rail. There is also a separate WC. The principal double bedroom has a large bay window to the front and is over 13ft long. The second bedroom is also a good size. 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 of 951 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 a long lease in excess of 100 years remaining and





**Endsleigh Mansions, Leigham Avenue, SW16**  
**Approx. Gross Internal Floor Area 951 sq. ft / 88.39 sq. m**



**SECOND FLOOR**

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 CP Creative. 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.

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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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	78	83
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 157 year and 11 months

**Service Charge:** £2000 per annum

**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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