



LEIGHAM COURT ROAD, SW16
£575,000 LEASEHOLD

AN EXCEPTIONALLY SPACIOUS, RAISED GROUND FLOOR CONVERSION APARTMENT IN AN IMPOSING DETACHED VICTORIAN VILLA. A

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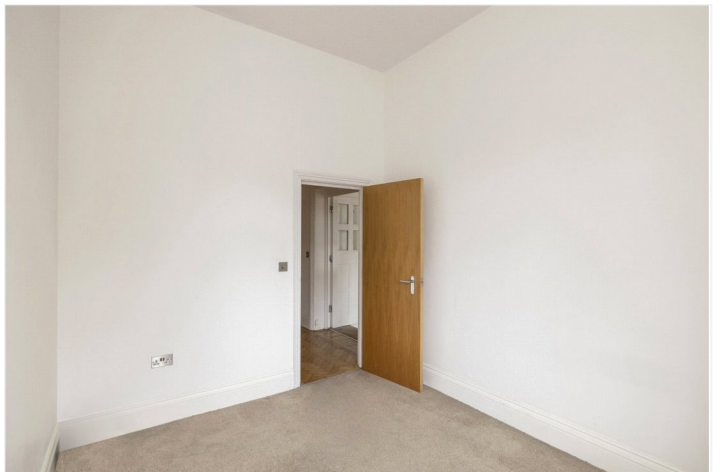


DESCRIPTION:

A fabulous bright, and airy raised ground floor conversion apartment that is presented to a good standard throughout and offers excellent entertaining space. The property is set within a grand 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) which is just moments away from Streatham Hill. The property is set back from the road with a large front courtyard for residents' exclusive parking and there is a rather grand main entrance hall with many original features from this exuberant high Victorian period of architecture. The apartment briefly comprises of a semi-open plan living space - a large 20'6ft x 27'6ft. reception area which seamlessly connects onto a 13'11ft. x 9'3ft. kitchen/dining room which is equipped with the usual integrated appliances and plenty of wall and base units for ample storage. The front reception room is neutrally decorated in white and has wonderfully high ceilings and large sash windows, perfect for flooding in natural light.

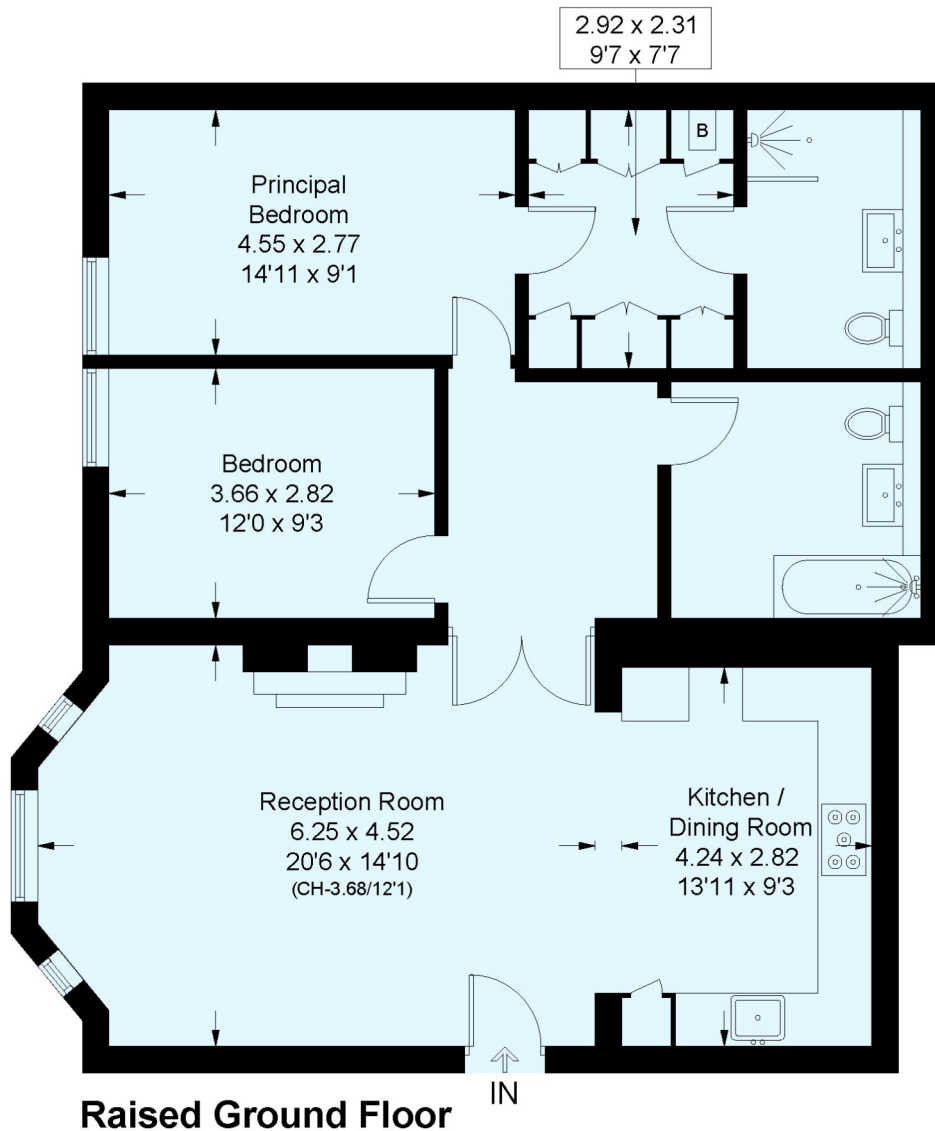
There are two good-size double bedrooms, and the principal bedroom has parquet flooring, a separate walk-in wardrobe area and an en-suite shower room with a wash hand basin and a WC. There is also a large modern bathroom with natural stone tiling and white sanitary ware which includes a bath with a shower overhead, a wash hand basin and a WC.

Transport at Streatham Hill (London Victoria in 17 minutes) is within easy walking distance and Brixton Tube is just a short bus ride down the hill. On the doorstep there are all the local amenities that make Streatham Hill such a sought-after neighbourhood including many lively independent shops, cafes and restaurants. Hillside Gardens park is at the top of the street and both the large green open spaces of Streatham and Tooting Bec Commons are within easy reach in either direction from the front door.



Leigham Court Road, SW16

Approximate Floor Area = 95.8 sq m / 1031 sq ft
Including Limited Use Area (0.8 sq m / 9 sq ft)



Raised Ground 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. (ID788437)

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: 115 year and 10 months

Service Charge: £2375.61 per annum

Ground Rent: £ 400 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		
(81-91)	B		
(69-80)	C	75	76
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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