



LEIGHAM VALE, SW16
£300,000 LEASEHOLD

A CHARMING ONE BEDROOM PERIOD FLAT IN STREATHAM HILL/ TULSE HILL

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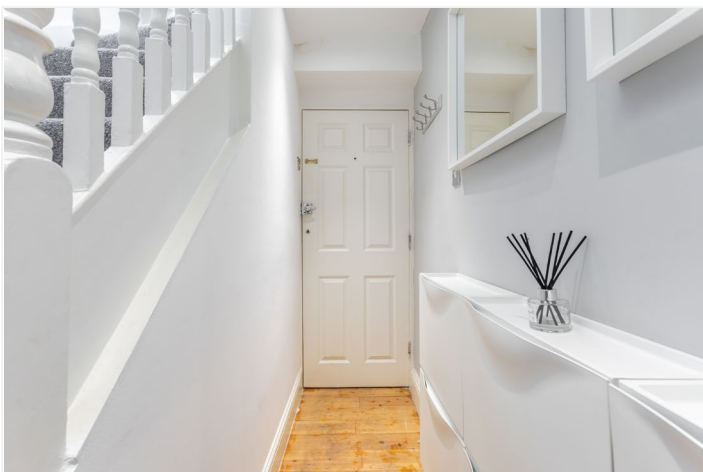


DESCRIPTION:

Nestled on the top floor of a beautifully maintained period building, this charming one-bedroom flat offers a perfect blend of modern living and classic elegance. The bright and airy reception room boasts high ceilings and large windows, flooding the space with natural light. Adjacent to the reception area is a well-appointed kitchen, fitted with modern appliances and ample storage space, ideal for both everyday living and entertaining. The spacious bedroom is designed for comfort, featuring soft neutral tones and plenty of storage options. The stylish shower room is finished to a high standard, offering a sleek and functional space. This lovely home is situated on Leigham Vale, a sought-after residential street with excellent transport links. The Thameslink overground at Tulse Hill and the regular Victoria service from Streatham Hill station provide convenient access to the city. Local amenities can be found at both Tulse Hill/West Norwood and Streatham, with a handy convenience store and post office located right on the road.

AT A GLANCE

- Top-floor period building
- Bright and airy reception
- High ceilings, large windows
- Modern kitchen appliances
- Spacious, comfortable bedroom
- Stylish high-standard shower room
- Excellent transport links
- Nearby local amenities

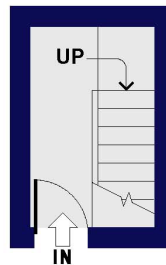
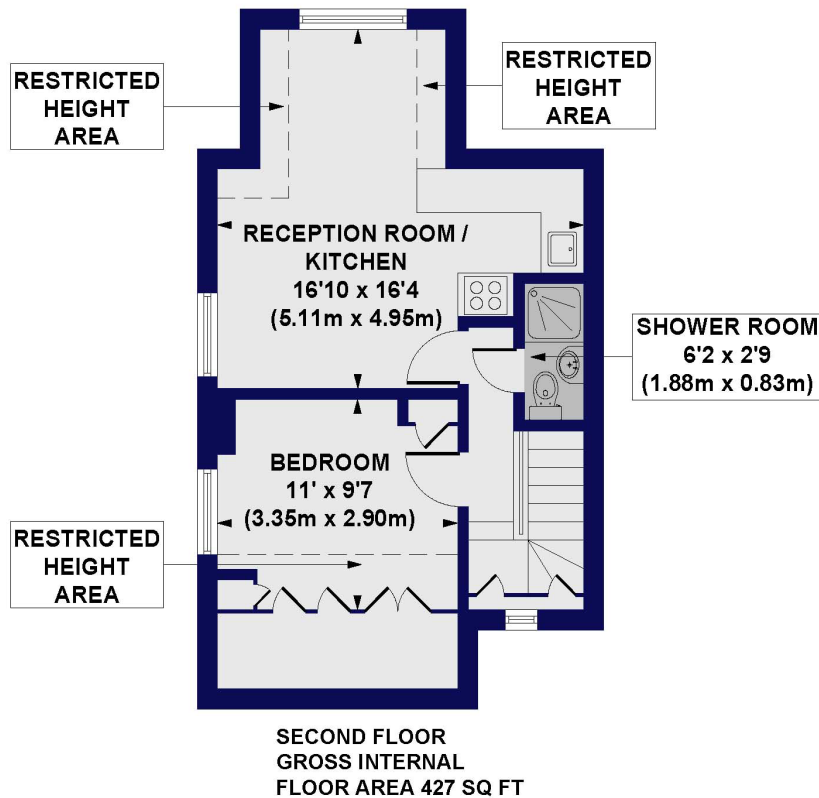




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Approx. Gross Internal Floor Area 479 sq. ft / 44.51 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 390 sq. ft / 36.27 sq. m (Excluding Restricted Height Area)



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			
(92-100)	A		
(81-91)	B		
(69-80)	C	69	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	

Tenure: Leasehold

Term: 103 year and 5 months

Ground Rent: £300 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.

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