



LEIGHAM COURT ROAD, SW16
£500,000 LEASEHOLD

A BEAUTIFULLY PRESENTED GARDEN FLAT IN THE HEART OF STREATHAM HILL

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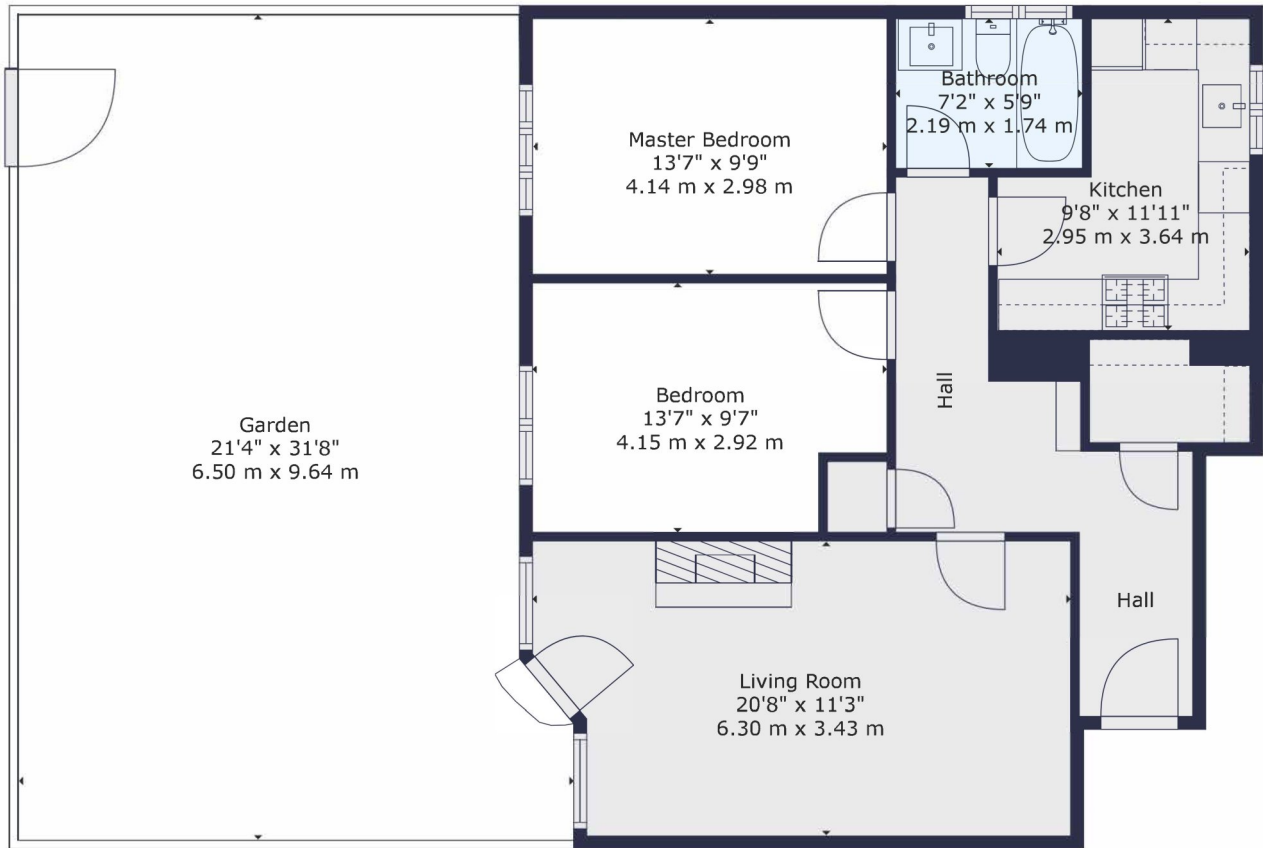
DESCRIPTION

This charming ground-floor garden flat is nestled within Albans Close, a gated development offering privacy and security. The property benefits from a well-designed layout, comprising two generously sized double bedrooms, a bright and spacious reception room with door opening onto a private decked garden, and a modern fitted kitchen with sleek countertops and ample storage. The bathroom is beautifully finished with contemporary tiling and fixtures.

The expansive, south-facing, private garden is perfect for entertaining or enjoying tranquil outdoor moments, with plenty of room for dining and relaxation.

Located just a short walk from Streatham Hill Station, with fast links to London Victoria in under 20 minutes, and excellent bus routes to Brixton for the Victoria Line, this home is ideally positioned for easy commuting. Streatham Hill itself offers an array of vibrant independent shops, cafes, and restaurants, making it a sought-after neighbourhood with a strong community feel.





TOTAL: 799 sq. ft, 74 m2
 FLOOR 1: 799 sq. ft, 74 m2
 EXCLUDED AREAS: GARDEN: 622 sq. ft, 58 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 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.



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)	A		
(81-91)	B		
(69-80)	C	71	77
(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: 107 year and 1 months

Service Charge: TBC

Ground Rent: TBC

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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