



LEIGHAM COURT ROAD, SW16  
OIEO £350,000 LEASEHOLD

## CHARMING GROUND FLOOR APARTMENT WITH BALCONY AND TWO GARAGES IN A PRIME STREATHAM LOCATION

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**DESCRIPTION:**

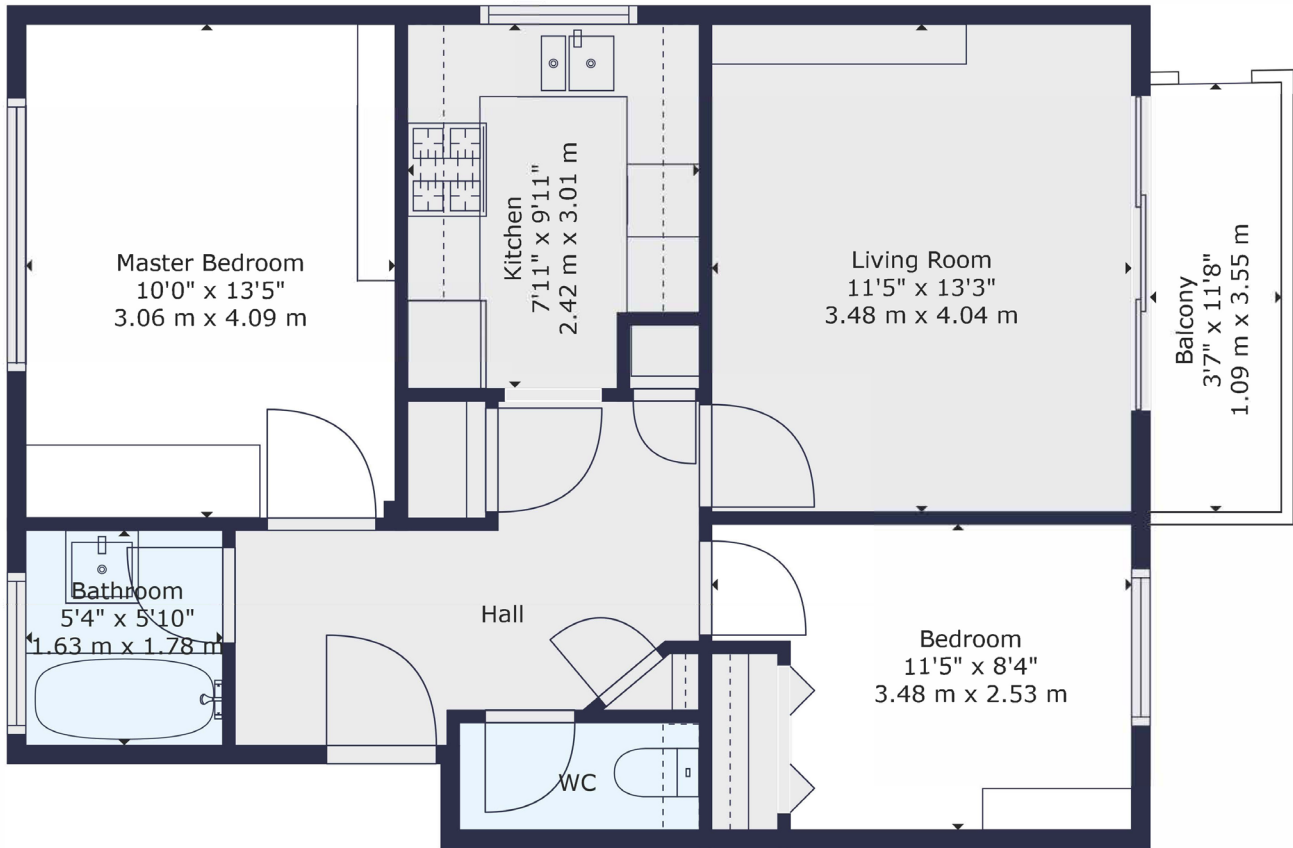
This charming ground-floor apartment offers a perfect blend of character and convenience, just moments from the leafy expanses of Streatham Common and the picturesque Rookery Gardens & Café. Boasting parquet flooring throughout, a vibrant and tastefully curated interior, and a rare two designated garages, this purpose-built apartment provides a unique living experience with a welcoming atmosphere.

Stepping inside, a spacious entrance hall sets the tone, leading into a beautifully styled living room. Large sliding glass doors open onto a private balcony, inviting natural light while offering a serene outdoor space with leafy views. The separate kitchen is thoughtfully designed, featuring wooden cabinetry, tiled flooring, and ample worktop space, creating an ideal setting for home cooking. The property comprises two well-proportioned bedrooms, including a generous principal bedroom, which gives a bright, airy feel. The second bedroom is equally inviting, currently utilised as a home office but versatile enough for various needs. A contemporary bathroom with a stylish white metro-tiled finish, modern fixtures, and a bathtub with a glass screen completes the layout.

With Streatham (Thameslink), West Norwood, and Streatham Hill stations within easy reach, alongside a direct bus and night bus service to Central London (Oxford Circus) just a minute's walk away, this apartment ensures seamless connectivity. Whether for first-time buyers, professionals, or investors, this is an outstanding opportunity in a prime location.







**TOTAL: 632 sq. ft, 59 m2**  
 FLOOR 1: 632 sq. ft, 59 m2  
 EXCLUDED AREAS: BALCONY: 42 sq. ft, 4 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.

**Tenure:** Leasehold  
**Term:** 955 year and 8 months  
**Service Charge:** £2156.93 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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