



LEIGHAM AVENUE, SW16  
£475,000 LEASEHOLD

## CHARACTERFUL GROUND FLOOR ART DECO APARTMENT IN A PRIME STREATHAM HILL LOCATION

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## DESCRIPTION:

Nestled within the sought-after Manor Court, this beautifully presented ground-floor apartment offers spacious and stylish living in a well-maintained 1930s Art Deco development. Positioned just off Streatham High Road, the property benefits from excellent transport links, a thriving local scene, and an array of independent cafés, bars, and restaurants.

The apartment unfolds from a welcoming hallway, leading into a bright and airy reception room, enhanced by large Crittall-style windows that allow natural light to pour in. The separate kitchen is thoughtfully designed, featuring sleek cabinetry, ample worktop space, and a stylish tiled backsplash. The principal bedroom is a generous double, while the second bedroom also offers comfortable proportions. The third bedroom, currently used as a study, provides a flexible space ideal for home working or as a guest room. A contemporary family bathroom, complete with modern fixtures, completes the accommodation.

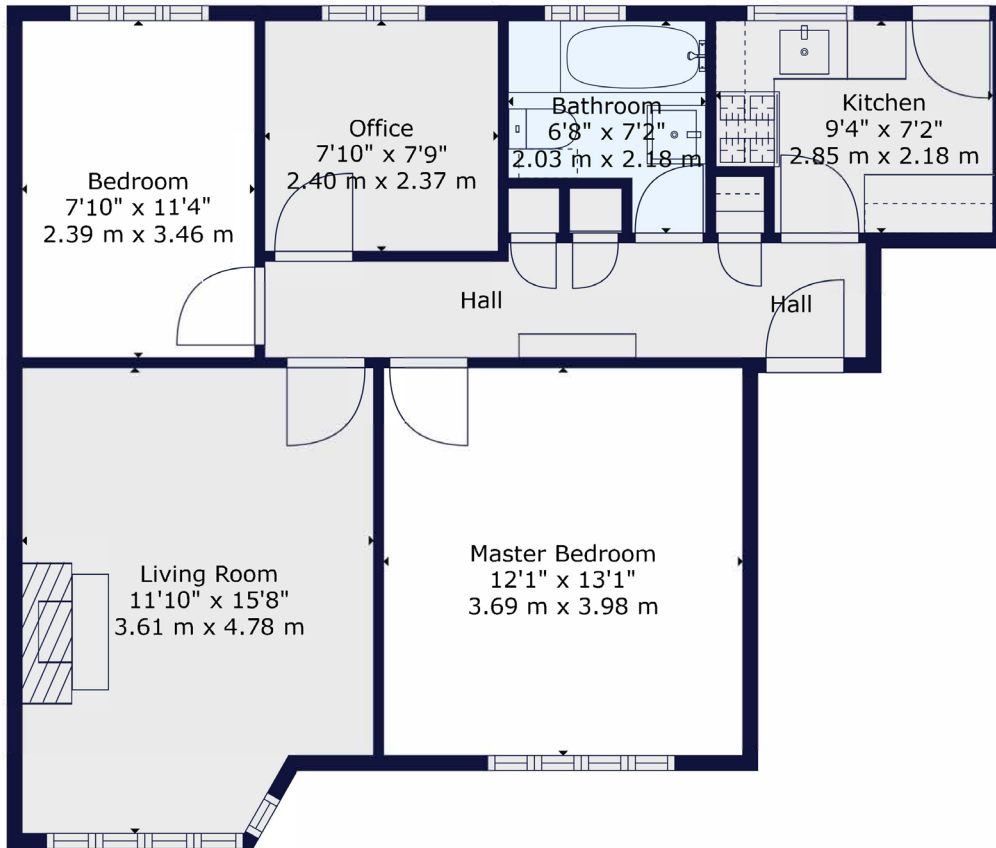
Ideally suited for commuters, Streatham Hill Station offers direct services to London Victoria, while Streatham Station provides Thameslink services into the City of London. Brixton Underground (Victoria Line) is also easily accessible via a short bus ride. With beautiful communal gardens, excellent local amenities, and a vibrant neighbourhood atmosphere, this apartment offers a fantastic blend of period charm and modern convenience.











**TOTAL: 701 sq. ft, 65 m<sup>2</sup>**  
 FLOOR 1: 701 sq. ft, 65 m<sup>2</sup>

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.



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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.

**Tenure:** Leasehold

**Term:** 955 year and 11 months

**Service Charge:** £2,940 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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