



Leigham Vale SW16
OIEO £300,000

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In general

- One bedroom
- Top floor
- Period conversion
- Fitted kitchen
- Modern bathroom
- Ideal location for transport and amenities
- Naturally decorated throughout

In detail

Pedder are delighted to offer for sale this bright and airy one bed top floor apartment on Leigham Vale, SW16.

Situated on the top floor within a period property the apartment offers one bedroom, lounge, fitted kitchen and modern bathroom.

The apartment is ideally located between the transport hubs of Streatham Hill and Tulse Hill stations for access into The City and West End via London Victoria, London Bridge and Thameslink services.

As well as the large selection of bars, restaurants and shops of Streatham High Street, there are the nearby amenities of Norwood Road including the new library, Picture House Cinema and Leisure Centre as well as bus connections into Brixton, Herne Hill and Dulwich.

EPC - C



Floorplan

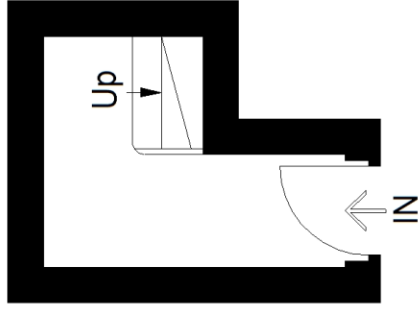
Leigham Vale, SW16

Approximate Gross Internal Area

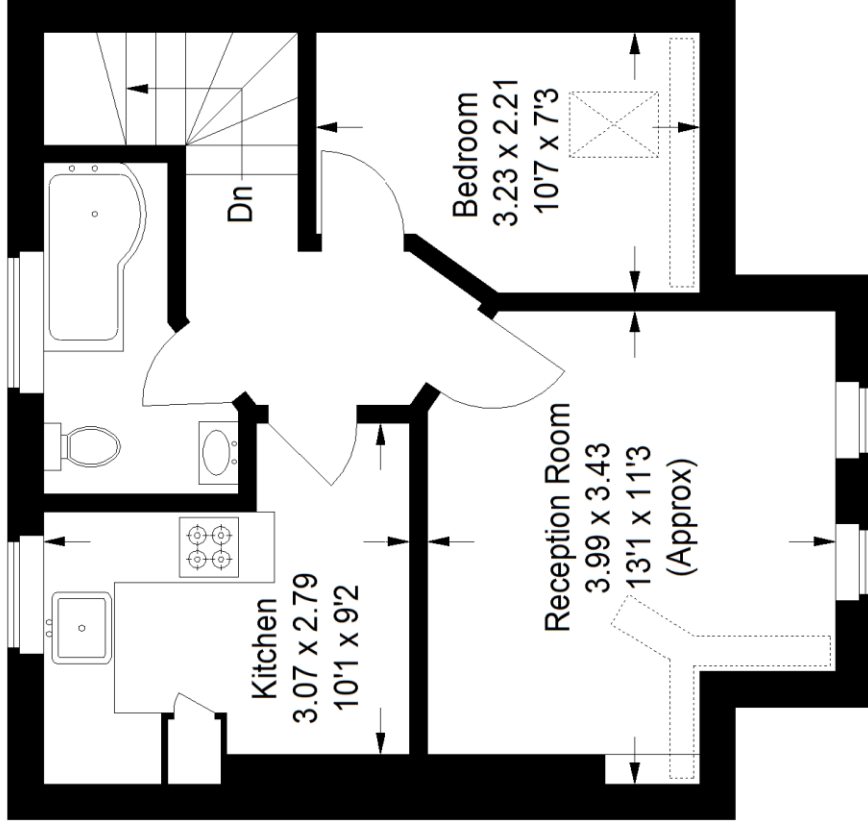
First Floor = 3.9 sq m / 42 sq ft

Second Floor = 38.8 sq m / 418 sq ft

Total = 42.7 sq m / 460 sq ft



First Floor



Second Floor

 = Reduced headroom below 1.5 m / 5'0

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 c	75 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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