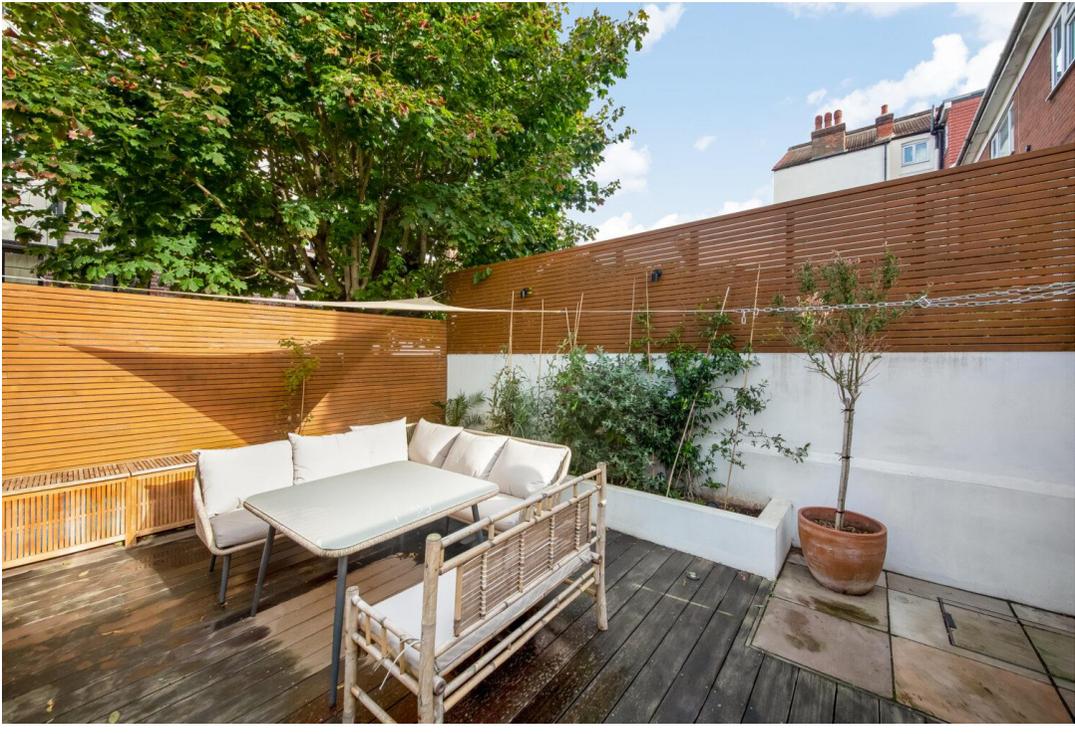




Leigham Court Road, SW16  
£550,000

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# In general

- Spacious ground floor flat
- Two double bedrooms
- Well equipped kitchen
- Large lounge
- Boasting over 960 Sq. Ft
- Two bathrooms (one En-suite)
- Private garden
- Share of freehold
- Great transport links

# In detail

Bright, airy and beautifully presented, two double bedroom ground floor garden flat on the popular Leigham Court Road, SW16.

Boasting over 960 Sq. Ft, the property has been superbly maintained by the current owner, offering exceptionally bright and spacious accommodation with a wealth of original features.

The property comprises of the following: Two double bedrooms, (one with en-suite) family bathroom, well equipped eat-in kitchen/diner, large lounge with doors leading to a private garden. Also benefiting of Share of Freehold.

Leigham Court Road is well located to Streatham Hill and Tulse Hill Stations both of which provide frequent access to London Victoria and London Bridge.

Desirably located due to its close proximity to sought after Julian's Primary and Dunraven Secondary Schools as well as the green open spaces at Streatham Common, viewings are highly recommended.

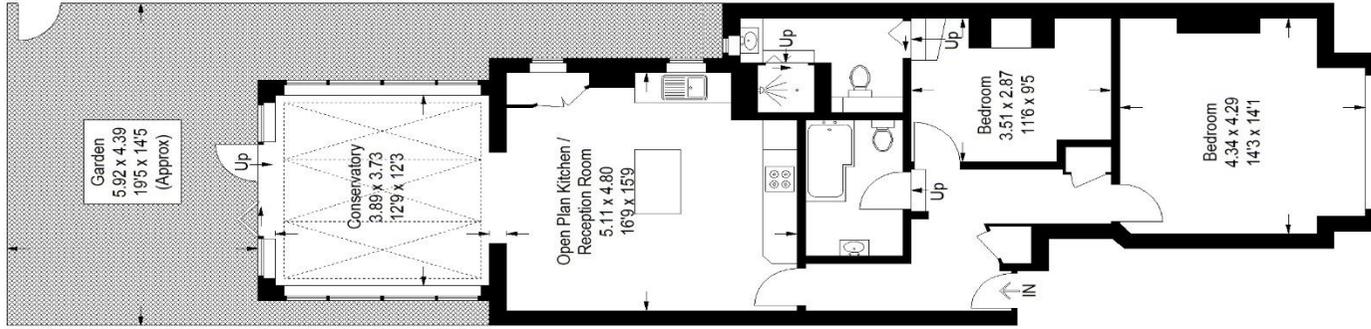
EPC: D | Council Tax Band: D | Lease: 106 years remaining | SC: Nil | GR: Peppercorn | Buildings Insurance: £ 454



# Floorplan

Leigham Court Road, SW16

Approximate Gross Internal Area  
89.4 sq m / 962 sq ft



## Ground Floor

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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		
55-68	D	60 D	89 C
39-54	E		
21-38	F		
1-20	G		

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