



LEIGHAM COURT ROAD, LAMBETH, SW16
OFFERS IN EXCESS OF £350,000 LEASEHOLD

A BRIGHT AND SPACIOUS TWO BEDROOM FLAT WITH BALCONY AND LOVELY WESTERLY VIEWS

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DESCRIPTION:

With lovely westerly views from a private balcony, we are delighted to offer for sale this bright and spacious second floor apartment set within beautifully maintained communal gardens with a designated garage. This modern purpose-built two-bedroom apartment is situated on the second floor (with lift) of this 1960's private block. The property offers stunning, uninterrupted views from a private balcony, and a bright and spacious living area. The space is well laid out with a large 18'7 ft. reception room with a handy study corner and a good size separate fitted kitchen with all the usual appliances. The two bedrooms are both good sized doubles and boast south facing windows, and there is a sleek and modern bathroom with a full-size bath/shower. Situated on Leigham Court Road close to leafy Streatham Common with the lovely Rookery Gardens and cafe and near to Streatham (Thameslink), West Norwood & Streatham Hill stations. In addition, there is also a direct bus and night bus service (located within 1 minute walk from the property) into Central London (Oxford Circus).

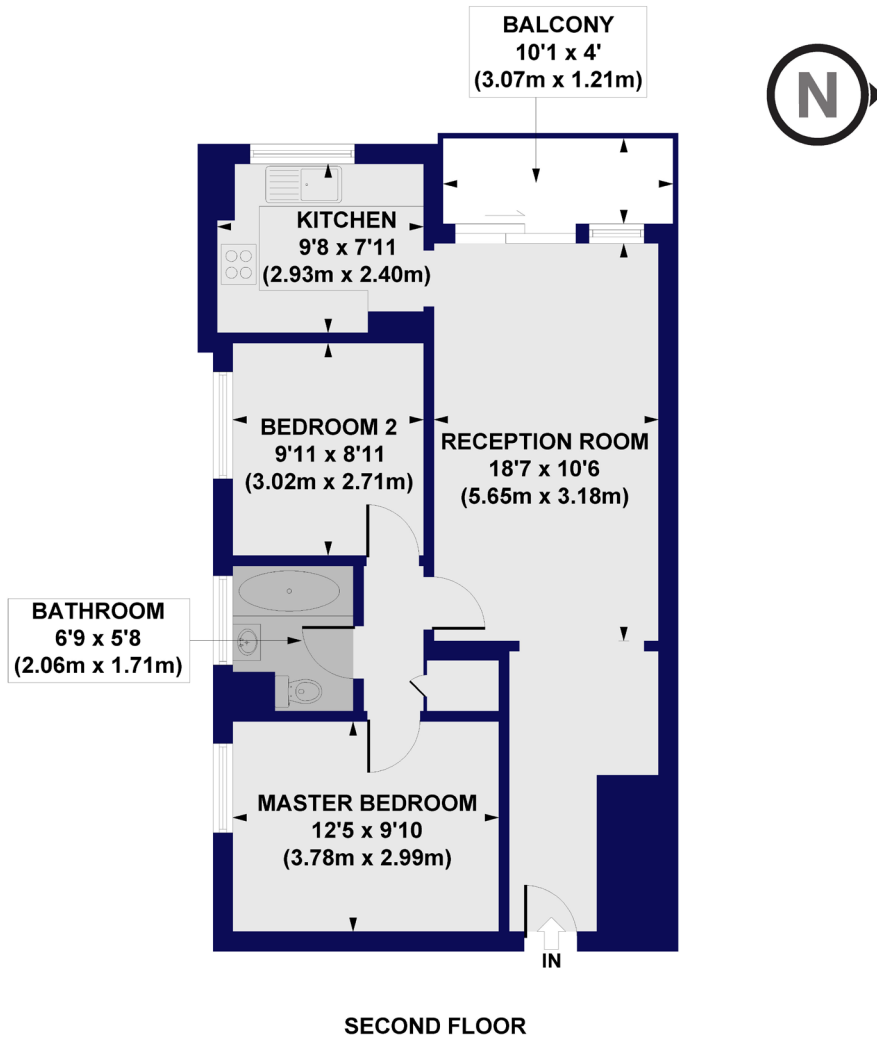
AT A GLANCE

- Purpose Built Block
- Second Floor (with Lift)
- Two bedrooms
- Bathroom
- Modern Fitted Kitchen
- Large Reception Room
- Balcony with Westerly Views
- Resident's Parking
- Garage
- Long Lease





Suffolk Court, Leigham Court Road, SW16
Approx. Gross Internal Floor Area 676 sq. ft / 62.80 sq. m



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 CP Creative. 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	82
(55-68)	D		
(39-54)	E		
(21-53)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 935 year and 1 months

Service Charge: £1839.9 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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