



LEIGHAM VALE, SW16

£600,000 SHARE OF FREEHOLD

A GROUND FLOOR, TWO DOUBLE BEDROOM VICTORIAN CONVERSION FLAT WITH A PRIVATE GARDEN

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DESCRIPTION:

The beautifully updated and well-coordinated living space comprises a bright reception room that extends seamlessly into a stylish, contemporary open-plan kitchen and dining area, making it perfect for both everyday living and entertaining. The rear of the property opens onto a landscaped sunny garden, ideal for in/out living during the warmer months. The kitchen features 'shaker' style fitted wall and base units, paired with wooden countertops, and comes equipped with modern appliances, ensuring a blend of functionality and style. The property boasts two spacious and well-lit double bedrooms. The master bedroom, with its bay window, allows plenty of natural light and offers ample space for storage. The second bedroom is also generously sized, ideal for guests or as a child's room. The modern family bathroom is conveniently located and includes a wash hand basin, WC, and a full-sized bath with an overhead shower. Additionally, the property benefits from underfloor heating in the reception and bathroom and there is a cellar, providing extra storage space, perfect for keeping the living areas clutter-free. This charming Victorian terrace has been thoughtfully designed to maximize space and light, creating a home that is as practical as it is aesthetically pleasing. Leigham Vale is a residential road predominantly composed of Victorian terraced houses and conversion flats, offering a tranquil yet convenient location. The area is well-served by the amenities of Streatham and nearby Tulse Hill, with access to numerous parks, independent coffee shops, restaurants, and supermarkets.

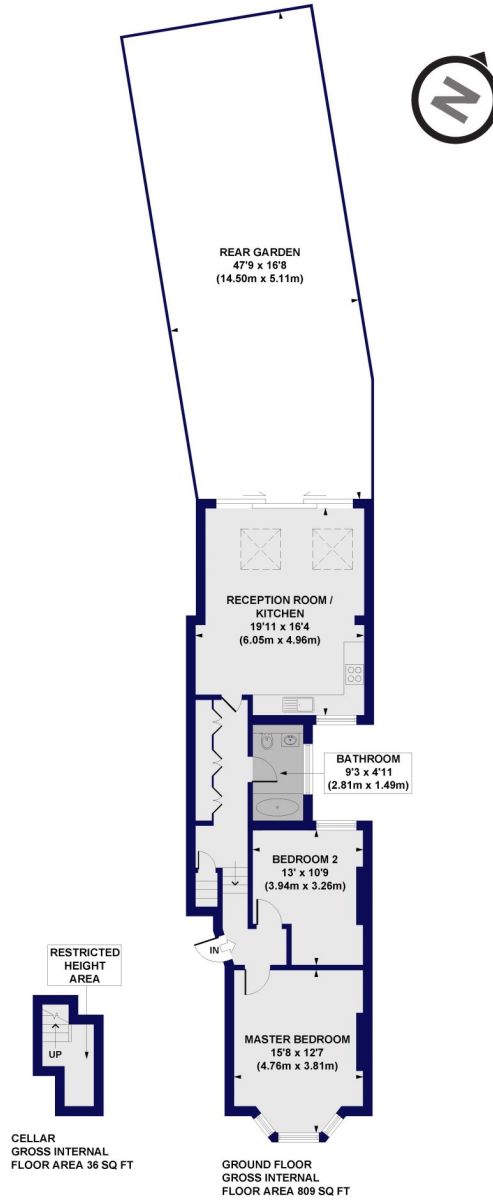




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Approx. Gross Internal Floor Area 845 sq. ft / 78.47 sq. m (Including Cellar)

Approx. Gross Internal Floor Area 809 sq. ft / 75.13 sq. m (Excluding Cellar)



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)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Share of Freehold

Term: 136 year and 1 months

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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