



LEIGHAM COURT ROAD, SW16
£1,100,000 FREEHOLD

A SUBSTANTIAL SIX BEDROOM SEMI-DETACHED HOUSE WITH A SOUTH-FACING GARDEN

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DESCRIPTION:

With spacious living accommodation over three floors, this charming property retains many fine period features and boasts good proportions. The accommodation briefly comprises a wide and welcoming hallway featuring storage closets and a WC with a wash hand basin. At the front, you'll find a dining room adorned with large windows overlooking the front garden and an original fireplace. Towards the rear, there's a reception room with sliding doors that open onto the conservatory, which features multiple bi-folding doors providing access to the south-facing garden. The kitchen comes fully equipped with standard appliances and plenty of wall and base units. A handy utility room completes the living space on this level. Upstairs, the property offers six double bedrooms, a full suite bathroom, and an en-suite shower room with a WC and wash basin. Off-street parking is made easy with a spacious gated driveway for at least two cars. Retaining a wealth of period features and with wonderfully well-proportioned rooms, this delightful family house offers a great sense of seclusion and privacy while remaining well connected to the many local amenities on your doorstep, including shops, gyms, cafes, and restaurants in both Streatham and West Norwood. Leigham Court Road itself is home to several sought-after schools, and commuting into the City and West End is easy from either Streatham Hill, West Norwood, Brixton tube, or Streatham (Thameslink) stations.

AT A GLANCE

- Semi-detached period house
- Reception room
- Conservatory
- Dining room with fireplace
- South-facing garden access
- Fully equipped kitchen
- Six double bedrooms
- Full-suite bathroom
- En-suite shower room
- Off-street gated parking

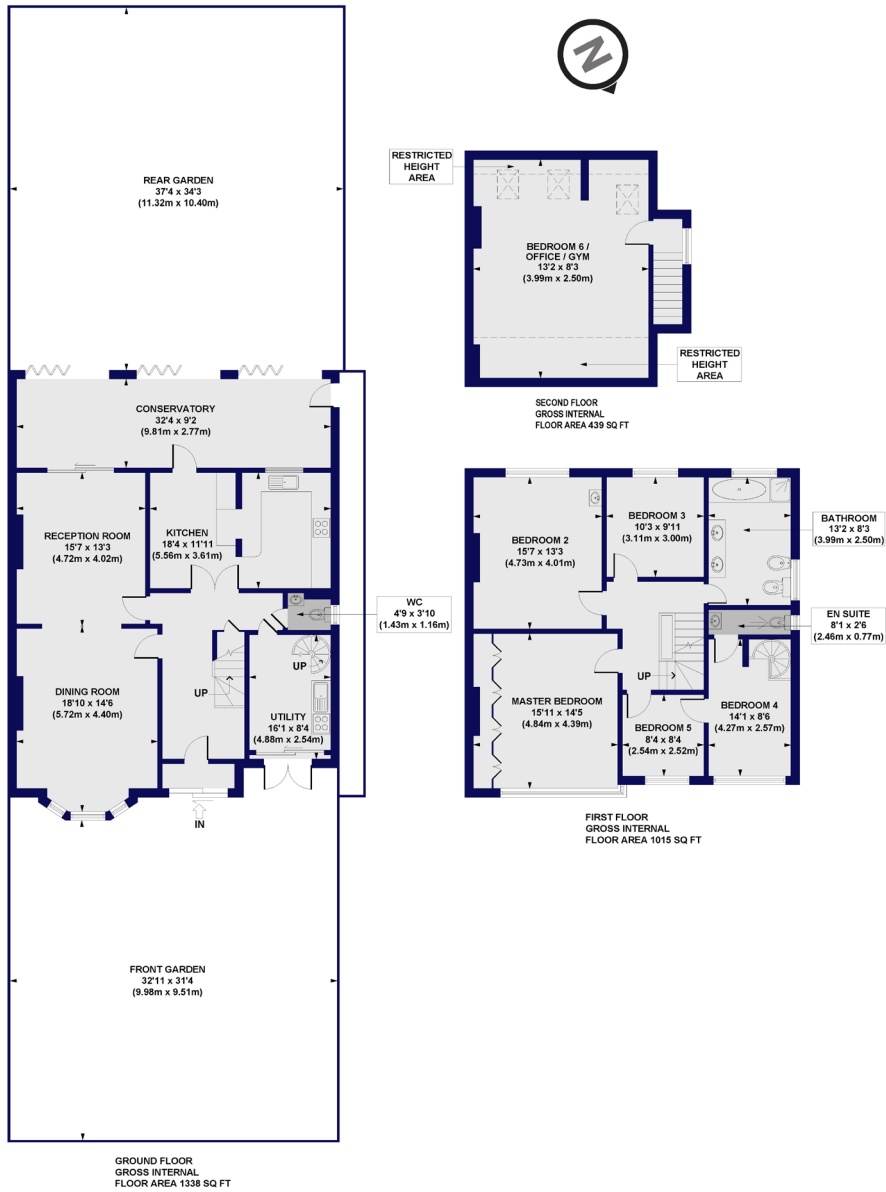




Leigham Court Road, SW16

Approx. Gross Internal Floor Area 2792 sq. ft / 259.37 sq. m (Including Restricted Height Area)

Approx. Gross Internal Floor Area 1659 sq. ft / 247.07 sq. m (Excluding Restricted Height Area)



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	
A (92-100)	88
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-58)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Freehold

Council Tax Band: F

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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