



barnard marcus

**Beauclerk House Leigham Avenue, London SW16 2TQ**

**welcome to**

## **Beauclerk House Leigham Avenue, London**

This bright and spacious home comprises of two double bedrooms, a large lounge/dining room, modern kitchen and bathroom. Further benefits include parking and communal gardens.

Situated off leafy Leigham Avenue, we present this purpose built 3 bedroom flat. Offering excellent scope to decorate to your own taste this property deserves to be top of your viewing list. Ideal as a family home or buy to let investment.

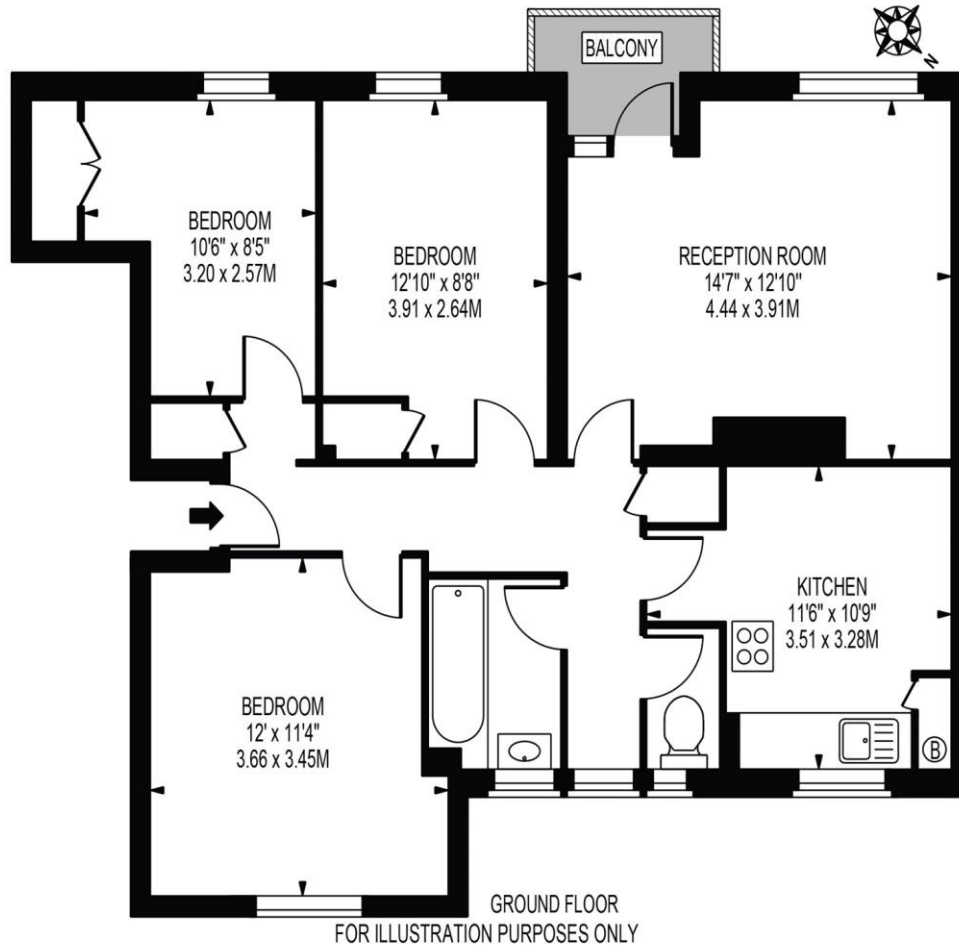
Accommodation comprises 3 good sized bedrooms, lounge kitchen and family bathroom. There is the added benefit of a balcony.

A viewing is strongly recommended. Please call today to book your viewing!



# BEAUCLERK HOUSE, LEIGHAM AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 768 SQ FT - 71.35 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
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welcome to

## Beauclerk House Leigham Avenue, London

- 3 Good sized bedrooms
- Kitchen with separate lounge
- Intercom system
- Ground floor direct access
- No onward chain

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 3240.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 11 Mar 1991.  
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£355,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/STM110288](https://barnardmarcus.co.uk/Property/STM110288)



Property Ref:  
STM110288 - 0006

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Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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