



## Flat 3

Leigham Vale | | Streatham Hill | SW16 2JQ

**£420,000**



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Nestled in the charming Leigham Vale area of Streatham Hill, this exceptional new build flat presents a wonderful opportunity for modern living. Located on the top floor, the property features a delightful open plan lounge and dining room, creating a spacious and inviting atmosphere that is perfect for both relaxation and entertaining guests.

The flat comprises one well-proportioned bedroom, offering a comfortable retreat, alongside a contemporary bathroom designed to meet all your needs. The separate kitchen is a practical addition, leading to a useful storage room that ensures ample space for your essentials.

One of the unique features of this property is its private garden, although access is not directly from the flat. This offers a lovely outdoor space to enjoy, perfect for unwinding after a long day.

As a share of freehold property with an impressive 999 years remaining on the lease, you can relish

- Top floor flat with garden access
- Open plan lounge and dining area
- Share of Freehold, 999-year lease
- Close to Streatham Hill amenities
- Separate kitchen with storage room
- New build in desired location
- Located in Leigham Vale, SW16
- Viewing highly recommended



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band New Build  
EPC Rating

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