



Flat 1

Leigham Vale | | London | SW16 2JQ

£625,000



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Nestled in the highly sought-after area of Leigham Vale, Streatham Hill, this exquisite new build flat offers a delightful combination of modern living and comfort. This ground floor residence features two well-proportioned bedrooms, making it an ideal choice for young professionals or small families in search of a stylish home within a vibrant community.

The property boasts a spacious open plan reception room that is flooded with natural light, creating a warm and inviting atmosphere. The contemporary bathroom is designed with both elegance and practicality in mind, ensuring a comfortable experience for residents. One of the standout features of this property is the direct access to a private garden, providing an excellent space for relaxation or entertaining guests.

This luxurious flat is part of a desirable development, offering a share of freehold with an impressive 999 years remaining on the lease. While the property is subject to Section 106 commitments, which

- Luxurious 2-bed ground floor flat
- Sought-after Streatham Hill location
- New build with modern design
- Ideal for first-time buyers
- Open-plan reception room
- Direct access to private garden
- Share of Freehold, 999-year lease
- Close to local amenities
- Viewing highly recommended



Leigham Vale SW16
Gross Internal Area:
70 Sq.meters
753 Sq. feet



Ground Floor



Prepared for Moving Inn Estate Agents
www.movinginn.co.uk

To Let 2 Bedroom Flat

Whilst every attempt has been made to ensure the accuracy of this Lettings floor plan measurements of doors, windows, rooms & Sq. footage are approximate. For Identification Purposes only. The actual property will vary. Price on application for a 90 day Licence to use this lettings plan ©29062026. Not to scale.

Photography, Drone, Floor Plan, Virtual Tours, Virtual Staging, Video & EPC's by www.steele.london email, patricia@steele.london Tel: 07847219401 or Tel: 07913 296114



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

Council Tax Band New Build
EPC Rating

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