



Leigham Vale, SW16 | £485,000

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In General

- Two double bedrooms
- Large private garden
- Attractive summer house
- Great location
- Share of freehold
- Period Property

In Detail

A beautifully presented two-bedroom apartment with direct access to a private garden, set within an period conversion on Leigham Vale, SW16.

Upon entering, you are welcomed by a spacious reception room, bathed in natural light from striking bay windows. Wooden flooring and original cornicing enhance the room’s period charm, creating a warm yet refined living space. The property also benefits from a well-appointed, contemporary bathroom.

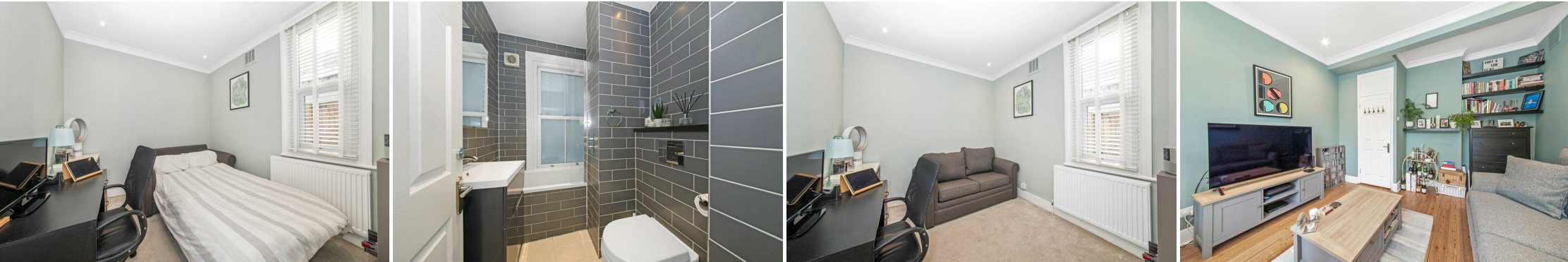
The principal bedroom complete with stylish built-in storage and soft carpeting underfoot. The second bedroom is a generously sized double, currently arranged as a versatile space ideal for both home working and accommodating guests. Completing the apartment is a modern kitchen, designed with both practicality and style in mind, offering ample preparation space and excellent storage.

The private garden is a true highlight, providing a peaceful and secluded outdoor haven, not overlooked and extending over 42 ft. Beautifully maintained, this tranquil space also features a charming summer house with electricity.

Ideally positioned between Tulse Hill, West Norwood, and Streatham stations, the property enjoys excellent transport links, with direct services the City, Clapham Junction, Balham, London Victoria, and London Bridge.

The property enjoys easy reach to a diverse selection of trendy cafés, independent boutiques, and a wide range of local amenities.

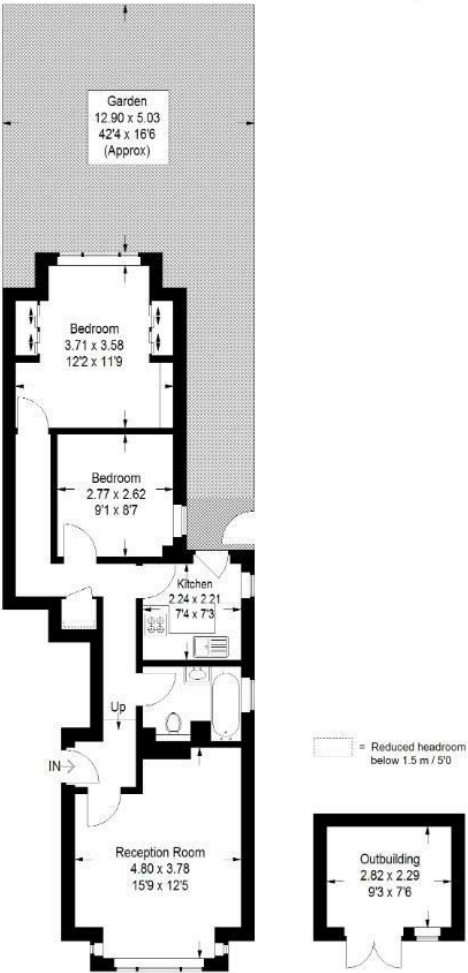
EPC: D | Council Tax: C | Lease: 978 Years Remaining SC: £0 | GR: £0 | BI:



Floorplan

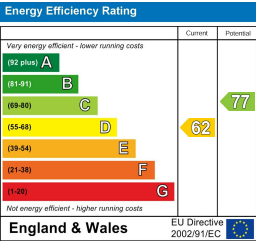
Leigham Vale London, SW16

Approximate Gross Internal Area
(Excluding Outbuilding)
56.7 sq m / 610 sq ft



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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