

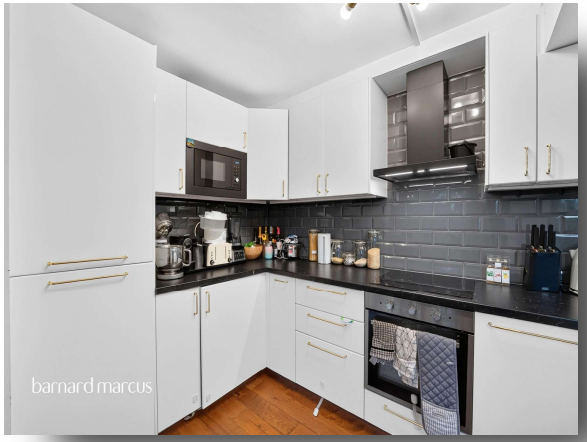

# Heather Court Leigham Court Road, London SW16 2RJ

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***welcome to***

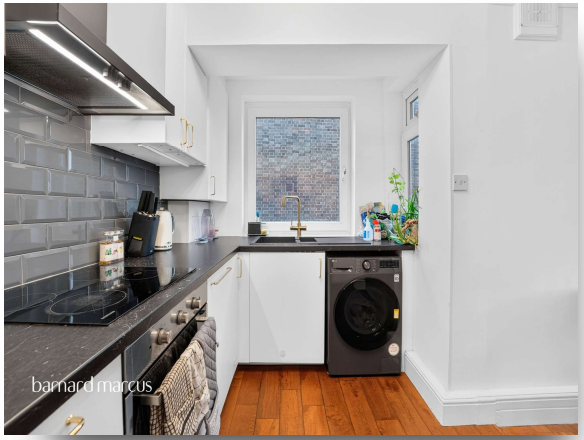
**Heather Court Leigham Court Road, London**

Early viewing is highly recommended to fully appreciate the space, location, and benefits this superb apartment has to offer.





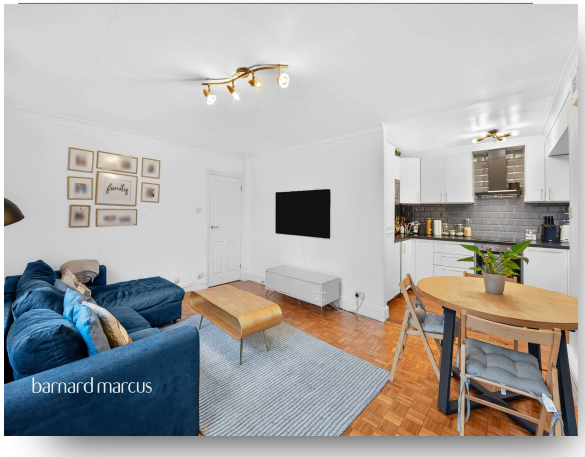


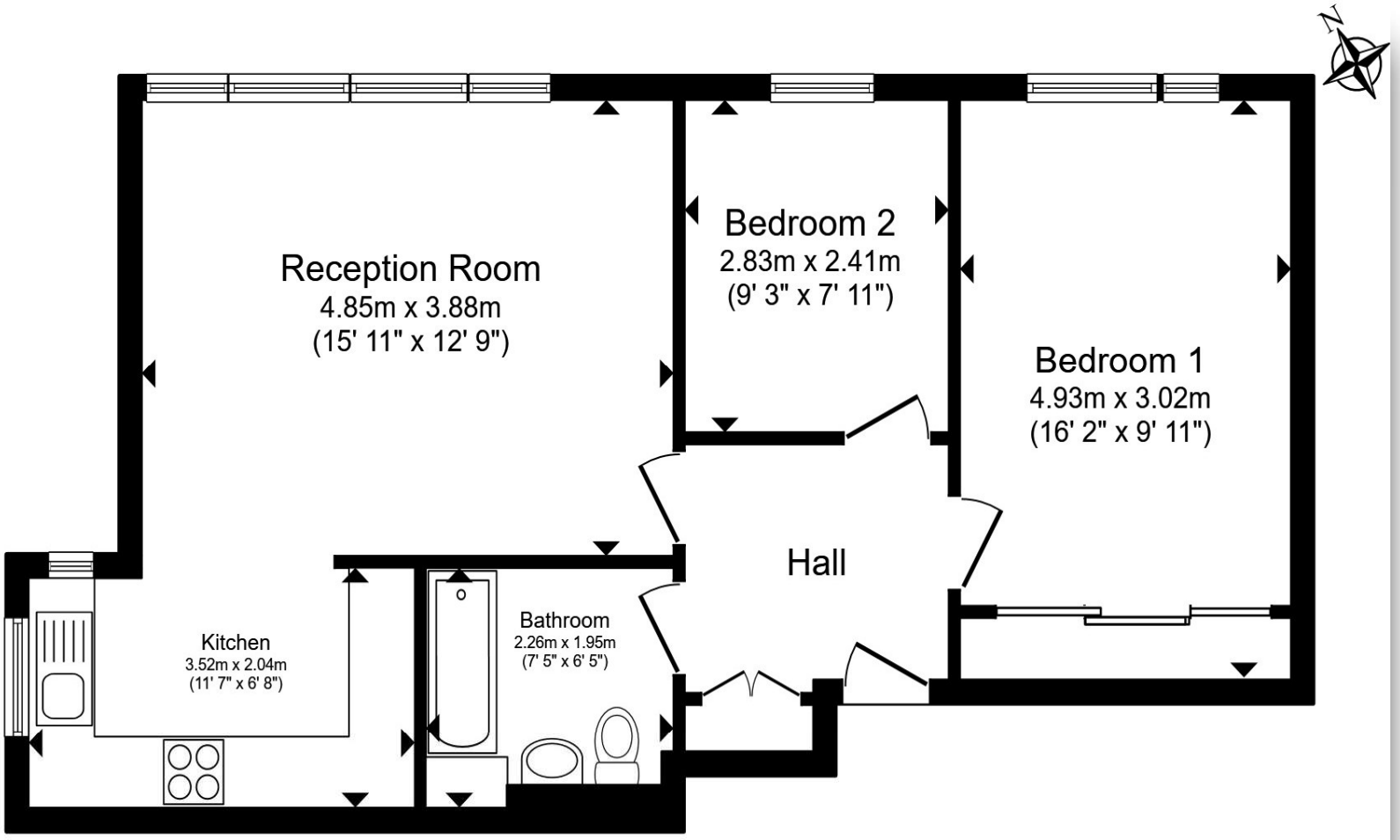











## Second Floor

Total floor area 59.7 m² (643 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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A beautifully presented purpose-built apartment, ideally situated within a sought-after development on Leigham Court Road, SW16. Offering generous accommodation throughout, this attractive two double bedroom home is perfectly suited to first-time buyers, professionals, downsizers, or investors seeking a property in a well-connected and vibrant South London location. The property benefits from a share of the freehold, providing added long-term security and greater control over the management of the building. Internally, the apartment boasts two well-proportioned double bedrooms (with fitted built-in wardrobes in the larger) flooded with natural light, a spacious and inviting reception room ideal for both relaxing and entertaining, a separate fitted kitchen offering ample storage and workspace, a family bathroom, a secure entry system, and well-maintained communal areas. Positioned in an excellent location, the property is just a short walk from Streatham Hill Station, providing direct connections to Clapham Junction, London Victoria, and London Bridge. Residents can also enjoy the wide range of local amenities available along Streatham's thriving high street, including an array of shops, cafés, bars, restaurants, and leisure facilities.

The area is also well served by highly regarded local schools, while the open green spaces of Streatham Common and Tooting Bec Common are close by, offering the perfect setting for outdoor recreation, weekend walks, and family activities.

***welcome to***

## Heather Court Leigham Court Road, London

- Two double bedroom
- Share of the freehold
- Separate fitted kitchen
- Ample storage
- Close to good schools

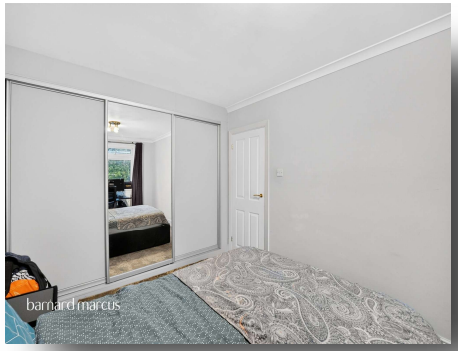
Tenure: Leasehold EPC Rating: C
Council Tax Band: C  Service Charge: 1500.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2002. 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

# £350,000










Please note the marker reflects the postcode not the actual property

**view this property online** barnardmarcus.co.uk/Property/STM110636

The Property Ombudsman

Property Ref:
STM110636 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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