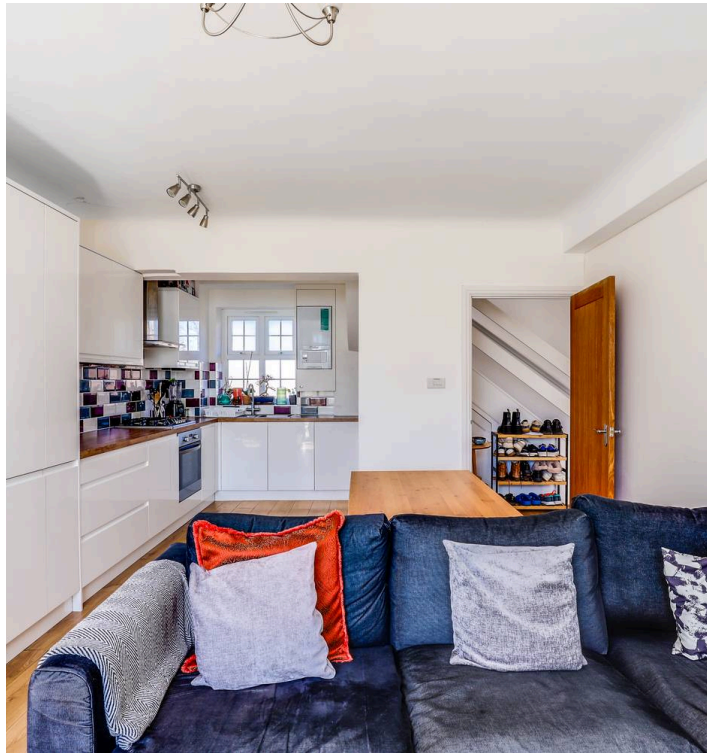
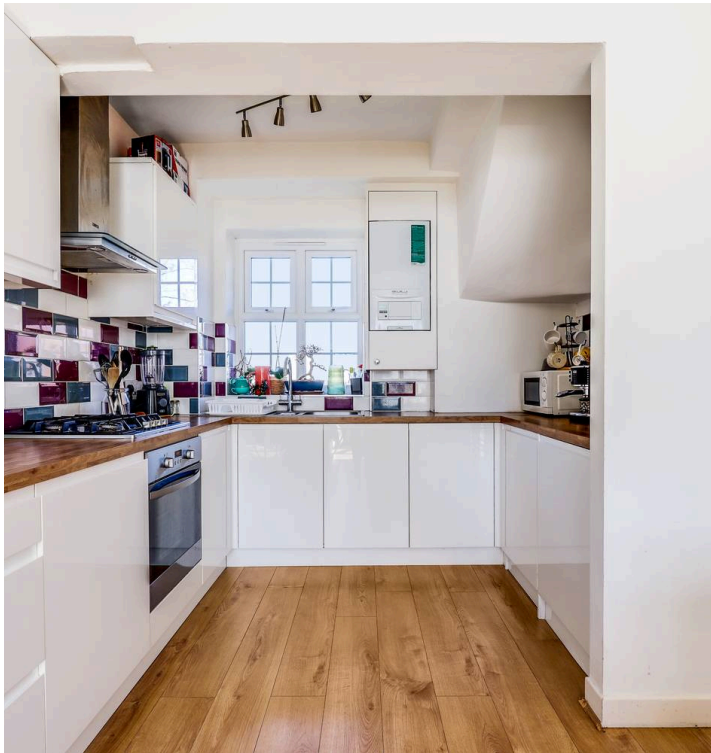




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61 Streatham Close Leigham Court Road, London, SW16 2NH

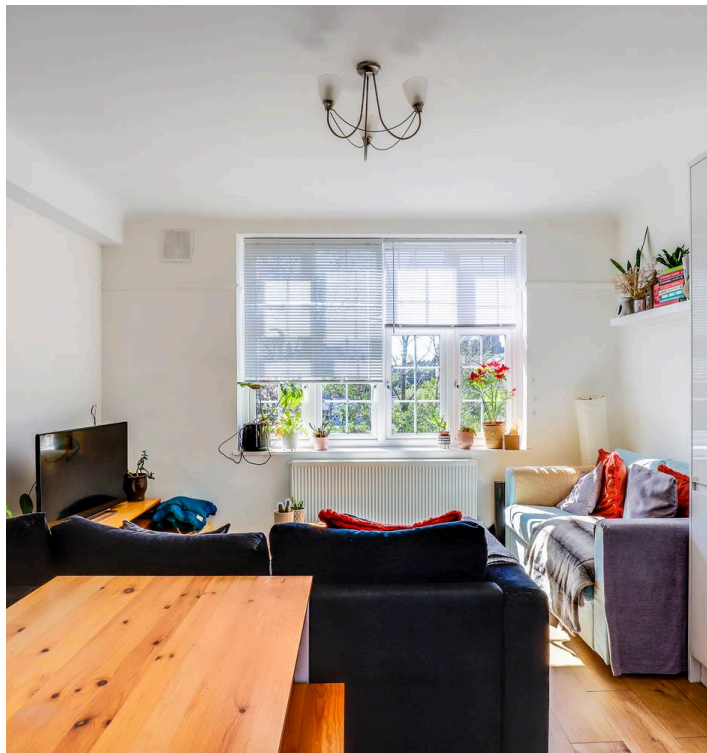
Offers Over £445,000



Spacious Four-Bedroom Apartment with Communal Gardens

Set within a well-maintained and leafy residential development, this bright and generously proportioned four-bedroom apartment is arranged over two floors and offers a superb balance of space, light and modern living.

The property has been thoughtfully designed to suit both family life and flexible living arrangements, featuring a spacious open-plan kitchen and reception area, two contemporary bathrooms including an en-suite, a separate guest WC and four well-sized bedrooms. One of the bedrooms lends itself perfectly as a home office or nursery.



Large windows and high ceilings enhance the sense of space throughout, flooding the apartment with natural light and creating a bright, airy atmosphere. Residents also enjoy access to attractive communal gardens and a peaceful residential setting.

Offered chain-free, this is a rare opportunity to acquire a well-presented home in a highly convenient South London location, with Tooting Bec Common, Hillside Gardens and Valley Road Playing Fields all within easy reach.

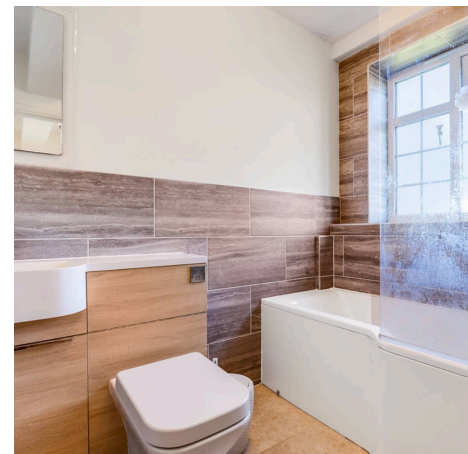
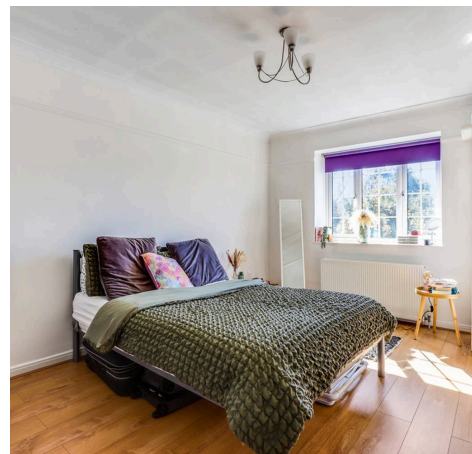
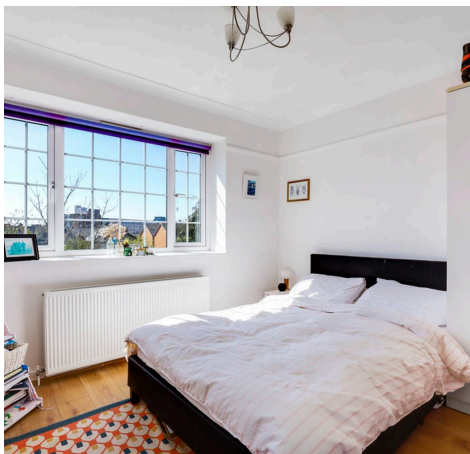


61 Streatham Close Leigham Court Road – Moments from Streatham Hill

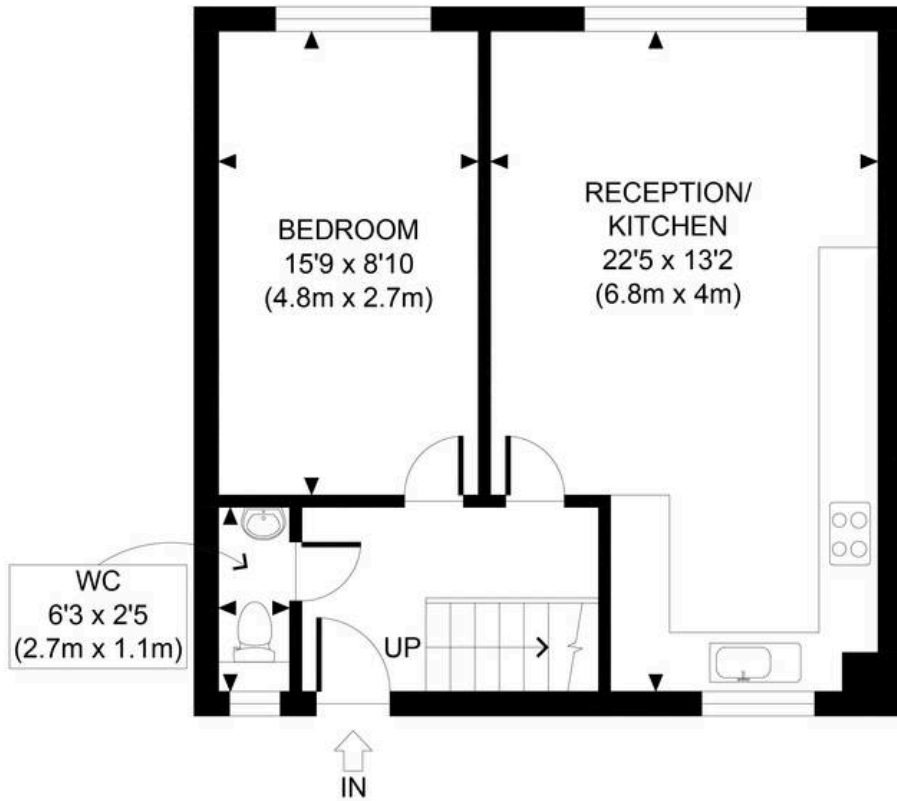
Ideally positioned just a short walk from Streatham Hill Station and the vibrant Streatham High Road, the property benefits from excellent transport links and a wide range of local amenities including cafés, restaurants, shops and leisure facilities.

Transport Links

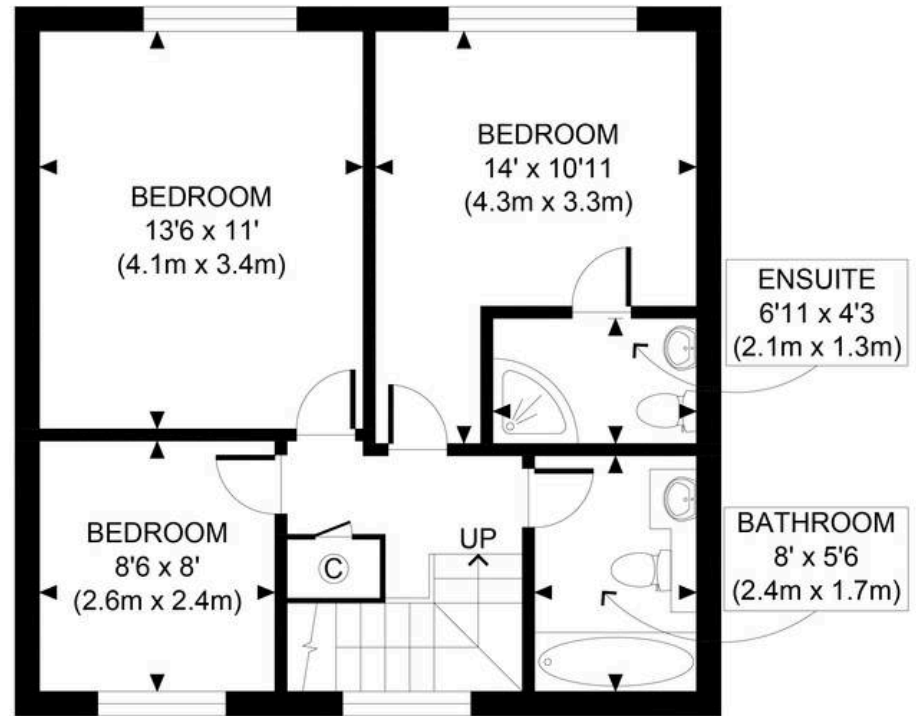
- **Streatham Hill Station** – approx. 0.2 miles / 5 minutes' walk
 - Direct trains to London Victoria, Clapham Junction and Balham
- **Streatham Station** – 15 minutes' walk (for Thameslink services to London Bridge, Blackfriars & City Thameslink)
- **Nearby bus routes:** 50, 57, 109, 118, 133, 159, 250, 255, 319, 333, N109, N133
 - Connecting to Brixton, Balham, Tooting, Croydon, Clapham and the West End



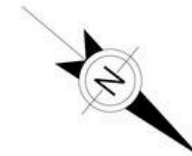
- Chain-free sale
- Leasehold 187 Years remain
- Service Charge £283 per month
- Ground Rent £0



SECOND FLOOR
 GROSS INTERNAL
 FLOOR AREA 503 SQ FT



THIRD FLOOR
 GROSS INTERNAL
 FLOOR AREA 501 SQ FT



APPROX. GROSS INTERNAL FLOOR AREA 1004 SQ FT / 93 SQM

Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only.
 While we do not doubt the floor plan accuracy and completeness, you or your advisors should
 conduct a careful, independent investigation of the property in respect of monetary valuation

Streatham Close

date 08/04/25





Independent London Estate Agents

Independent London Estate Agents, Studio 3, 6 - 8 Cole Street - SE1 4YH

02070996373 • info@independentlondon.net • www.independentlondon.co.uk/