

# Truuli



## Beauclerk House, Leigham Avenue, London, SW16

£375,000 Leasehold

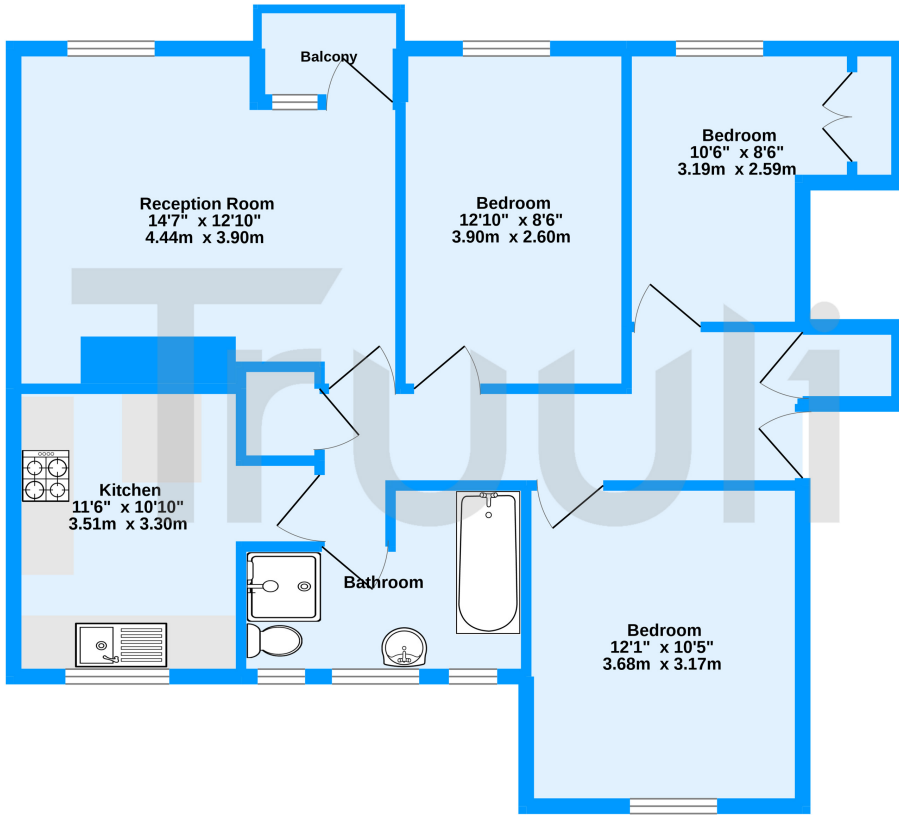
- Gym on the communal grounds
- Over 700 square ft of accommodation
- Three good sized bedrooms
- Balcony over looking communal gardens
- Spacious kitchen with breakfast bar
- Well maintained ground floor flat

# Beauclerk House, Leigham Avenue, London, SW16

£375,000 Leasehold

\*\*\* Guide price £375,000 - £400,000 \*\*\* A beautifully decorated ground floor three bedroom flat located in Beauclerk house, Leigham Avenue.

Ground Floor  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	67	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

