

Baldry Gardens, Streatham SW16

Borough: Lambeth

£1,300 pcm

- Available now
- Furnished

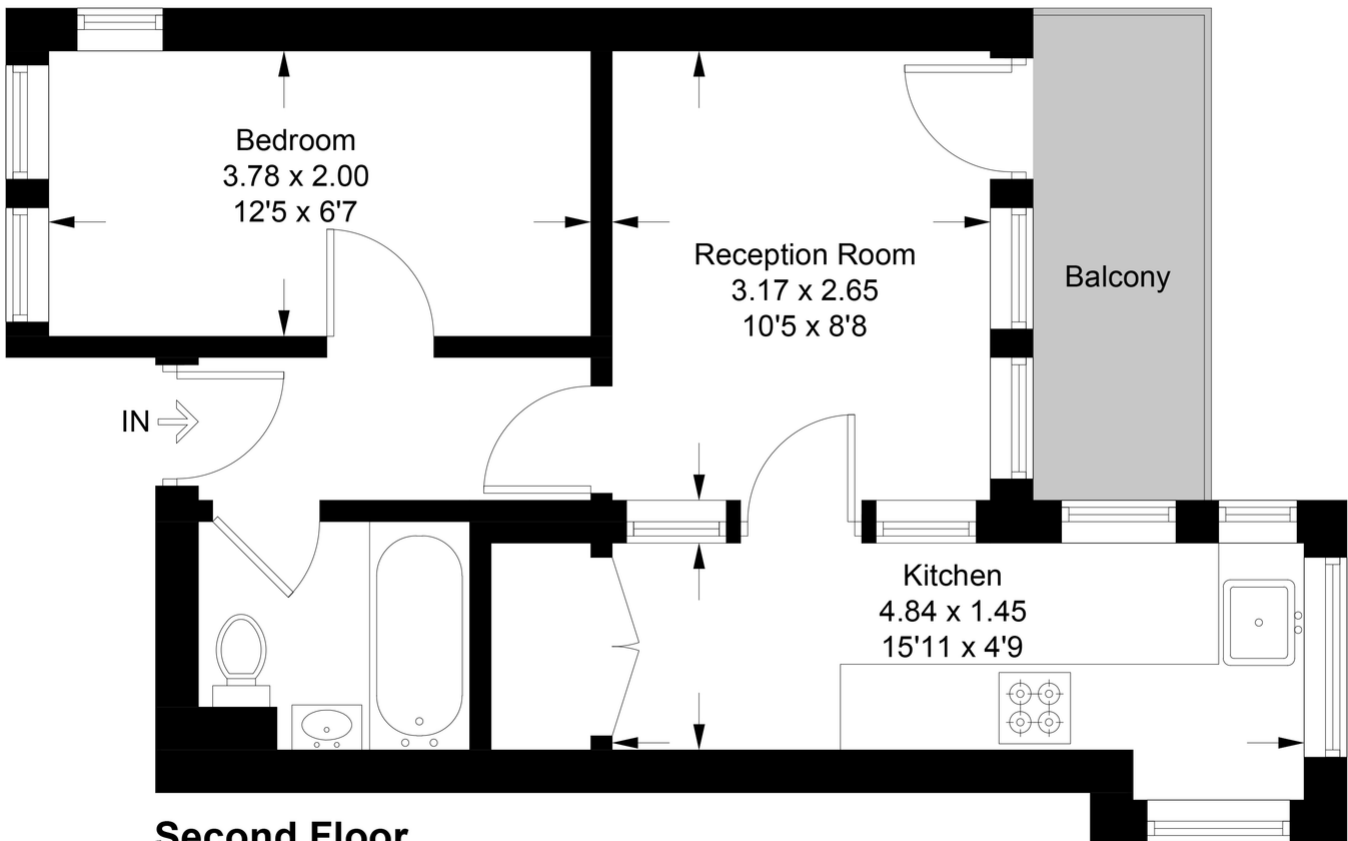


Situated on Baldry Gardens, this smart apartment is located within close proximity to both Streatham Common and Norbury BR. Positioned on the second floor of a purpose built block, the property comprises; living room with access onto a private balcony, kitchen with appliances, bedroom and bathroom. The front door has been fitted with an Ezviz wire-free peephole doorbell. Additional benefits include non-allocated off street parking and a communal garden.

This apartment has been recently redecorated, re-carpeted and a new boiler has been installed. AVAILABLE NOW, FURNISHED.

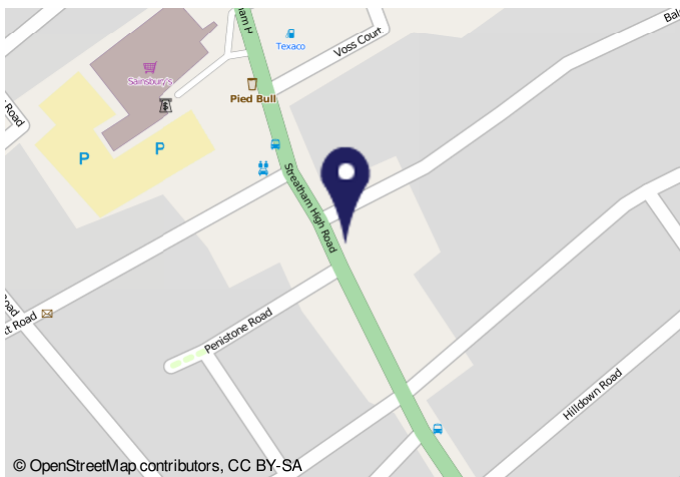
Ryan Court

Approximate Gross Internal Area
33.2 sq m / 357 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID529174)



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Energy performance certificate (EPC) - Flat as energy certificate - GOV.UK

EPC ID: 100-1044-2022-4125-1473 Valid until: 8 June 2033 Certificate number: 100-1044-2022-4125-1473	Energy rating D
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Property type: Top-floor flat
Total floor area: 34 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).
[EPCs must include a minimum energy efficiency standard \(MEES\) table](#)

Energy rating and score

This property's current energy rating is D. It has the potential to be C.

[See how to improve the property's energy efficiency](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.