

Babington Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£375,000

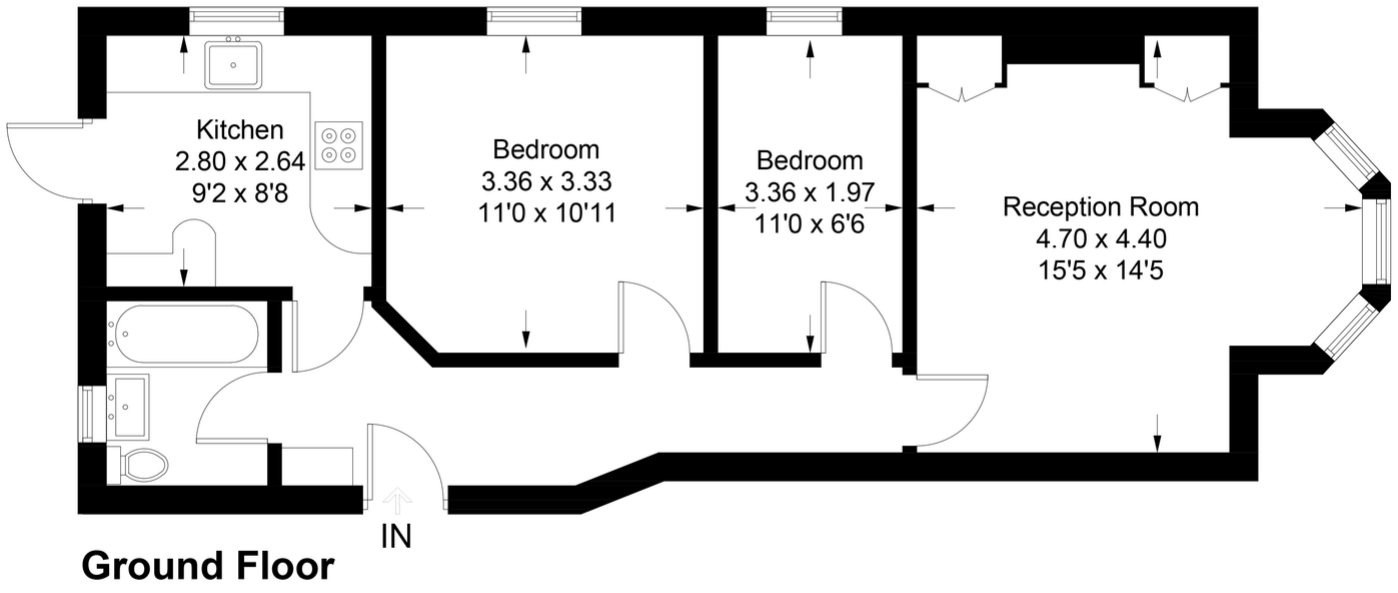
- Shared freehold
- Excellent condition throughout



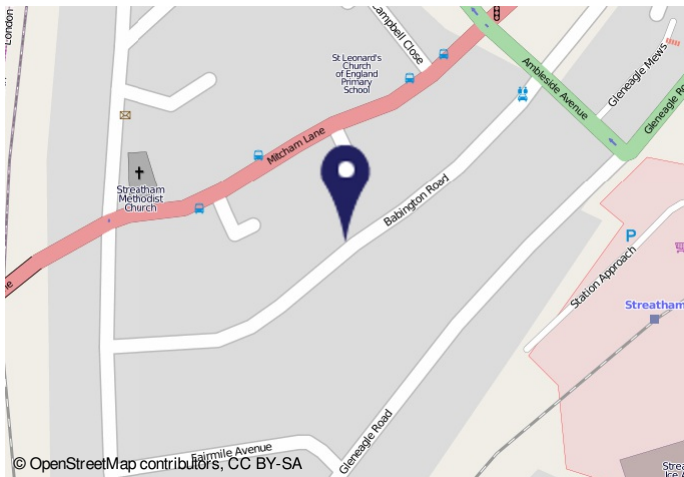
This ground floor apartment in a popular art-deco building has two bedrooms, a large reception with bay window, recently installed kitchen and modern bathroom. The flat is on the ground floor and has direct access to the communal outdoor space where the current owners park their car. The flat is in excellent order with original parquet flooring and a stylish finish throughout. It is located a short walk from Streatham Station, the shops bars and restaurants of Streatham High Rd and the lovely open space and facilities of Tooting Bec. It also comes with a share in the freehold.

Clive Court

Approximate Gross Internal Area = 57 sq m / 613 sq ft



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. (ID723718)



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

Energy performance certificate (EPC)

Flat 1 Clive Court
Babington Road
London,
Greater London

Energy rating
D

Valid until 3 August 2022

Certificate number
9112-8629-9680-6167-1602

Property type
Ground-floor flat

Total floor area
53 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the conditions and exemptions that apply to you here: [Landlord's guide to energy performance certificates and exemptions](#)

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be C.
[See how to improve this property's energy performance.](#)

1/19/2021

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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.