

Beechcroft Close, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£365,000

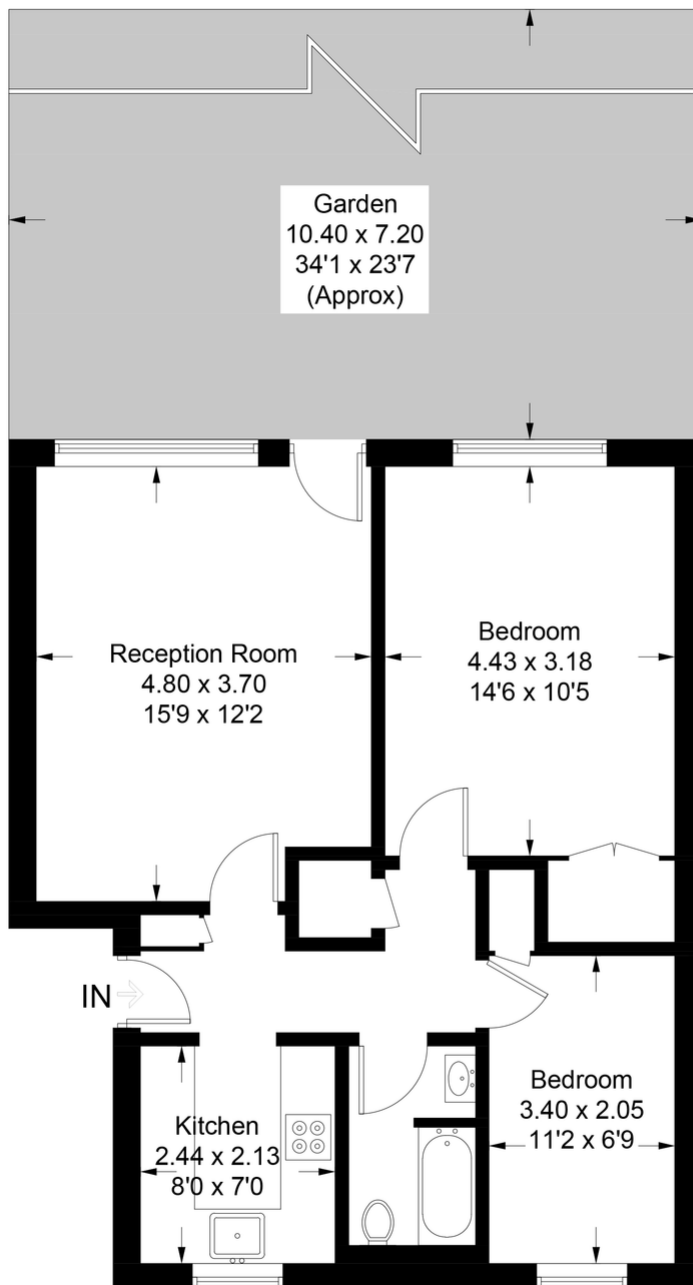
- Very smart two bedroom flat
- Lovely private garden



A beautifully presented flat on the ground floor of a low rise purpose built block in a secure gated development. The accommodation is immaculately presented with bright neutral colours and the reception room leads to an attractive private garden. On your doorstep are the common and landscaped gardens of the rookery, large supermarkets and both Streatham and Streatham Common stations giving alternative routes into the city.

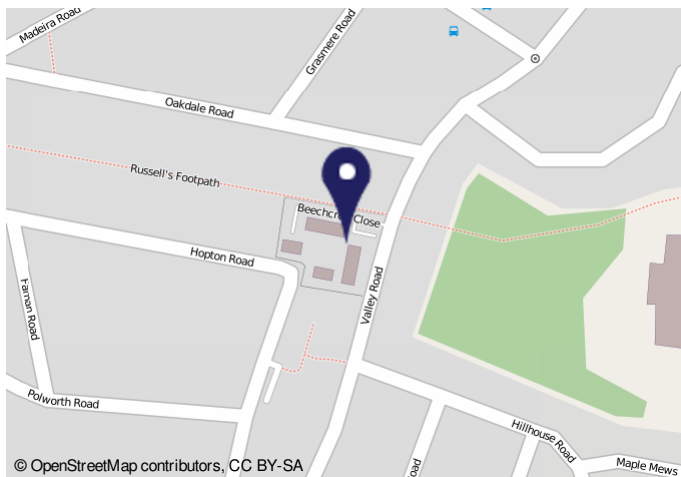
Beechcroft Close

Approximate Gross Internal Area = 57.7 sq m / 621 sq ft



Ground 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. (ID755797)



4202021 Energy performance certificate (EPC): Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

11, Beechcroft Close Lower Street L20 9JW Leeds	Energy rating C
Valid until 17 December 2028	Certificate number 9480-9478-6172-9436-9664

Property type
Ground-floor flat

Total floor area
56 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. See [https://www.gov.uk/guidance/energy-ratings-for-landlords-and-tenants](#).

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

https://find-energy-certificates.digital.communities.gov.uk/energy-certificates/448-3874-6272-9636-8884

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.