

Besley Street, Streatham SW16

Tenure: Share of Freehold Borough: Wandsworth

£375,000

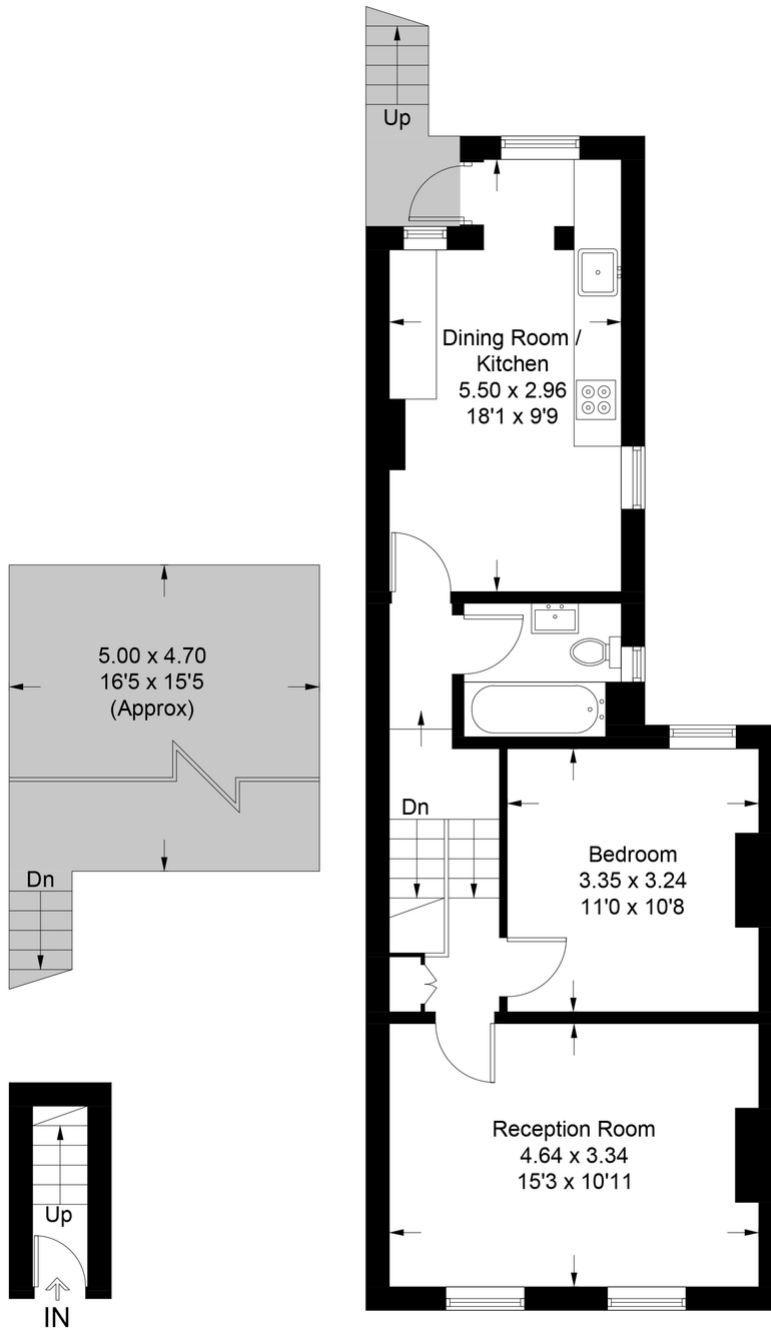
- **Wonderfully spacious top floor flat**
- **Victorian building**



An extremely large one bedroom period flat with huge potential. The flat has a private garden accessed from the big kitchen-diner, great for entertaining, a spacious bedroom and a lovely large reception room. The flat is split level and occupies the entire top floor of an attractive Victorian House, giving access to a large loft space for storage. It is offered to the market chain-free and with a share in the freehold. Besley Street is located in the borough of Wandsworth, close to Streatham Common station and Tooting Bec Common.

Besley Street

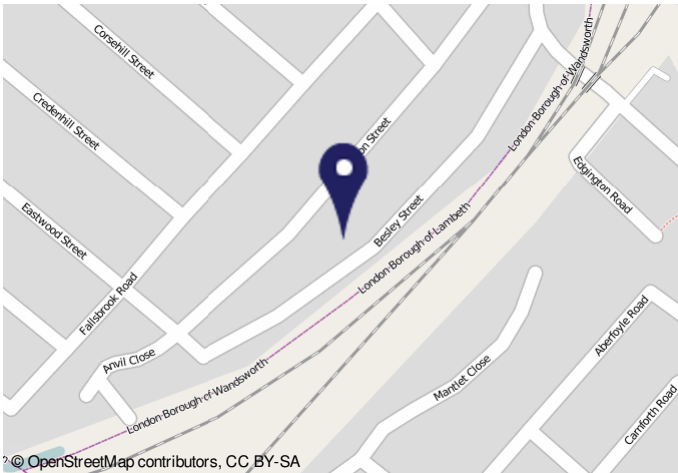
Approximate Gross Internal Area = 54.7 sq m / 589 sq ft



Ground Floor

First 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. (ID761733)



592521 Energy performance certificate (EPC) - Final energy certificate: 0001UK

Energy performance certificate (EPC)

71a, Besley Street Lambeth SE18 6RS		Energy rating C
Valid until 1 October 2028	Certificate number 2965-9873-6291-6246-9469	

Property type
Top-floor flat

Total floor area
44 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 the rental of properties with an energy rating of F or G.

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.](#)

You/Your energy certificate digital certificate/gov.uk/energy-certificates/2965-9873-6291-6246-9469

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.