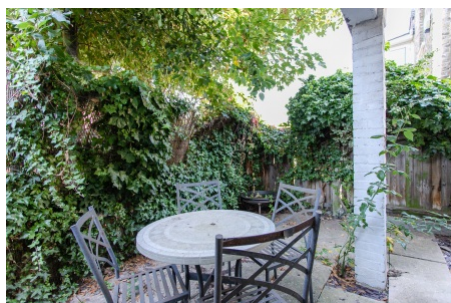


Besley Street, Streatham SW16

Tenure: Share of Freehold Borough: Wandsworth

£350,000

- One bedroom Victorian conversion
- Private garden




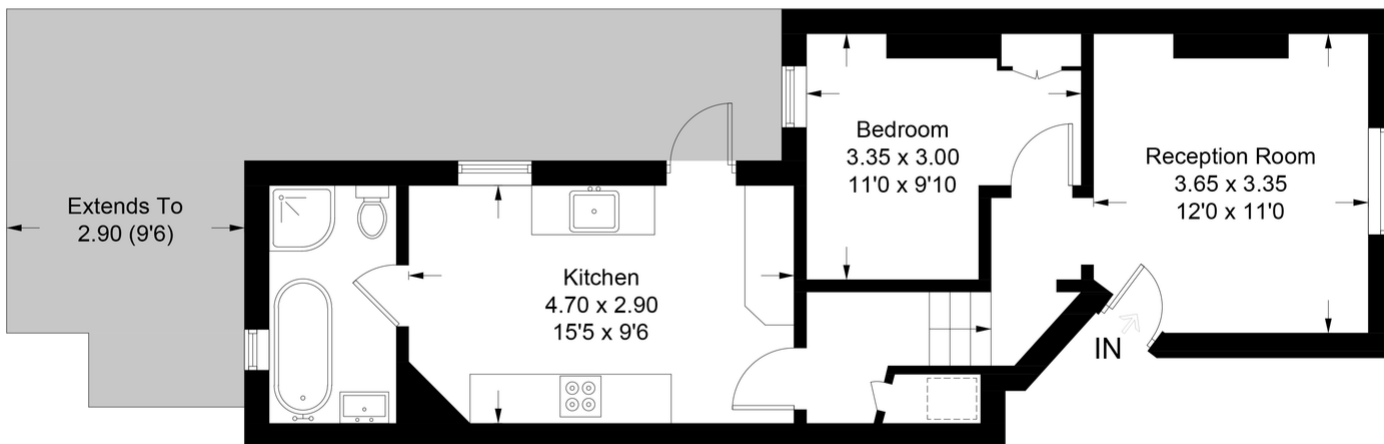
A fabulous bright ground floor flat, set within an handsome Victorian building. The property boasts period features and comprises separate reception room, eat-in kitchen leading to a private garden, modern bathroom and double bedroom. It is offered to the market chain-free and with a share in the freehold. Besley Street is a quiet residential road located in the borough of Wandsworth, close to Streatham Common station and local amenities.

Besley Road

Approximate Gross Internal Area = 46 sq m / 495 sq ft
 (Excluding Reduced Headroom)
 Reduced Headroom = 0.3 sq m / 3 sq ft
 Total = 46.3 sq m / 498 sq ft

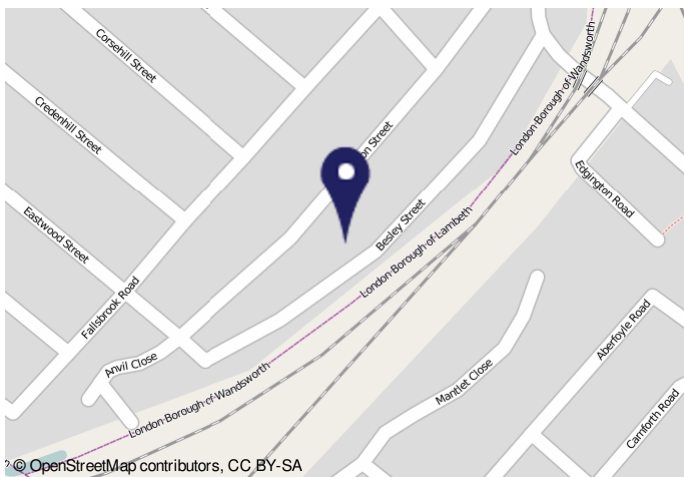


 = Reduced headroom below 1.5m / 5'0



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. (ID794841)



949201 Energy performance certificate (EPC) - this is an energy certificate - 2024/24

Energy performance certificate (EPC)	
FULL PROVIDED ROOM TYPICAL HEATED GROSS AREA 45.00 m ²	Issue date: 28 April 2021 Certificate number: 4126-8124-8886-7166-6225
Property type	Ground-floor flat
Total floor area	45 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 on exemptions on the regulations and exemptions that apply to you](#) ([https://www.gov.uk/government/uploads/system/uploads/attachmentatachment/363663/energy_rating_exemptions.pdf](#)).

Energy efficiency rating for this property

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

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

Score	Current	Potential
100		
90		
80		
70		
60		
50		
40		
30		
20		
10		
0		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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.