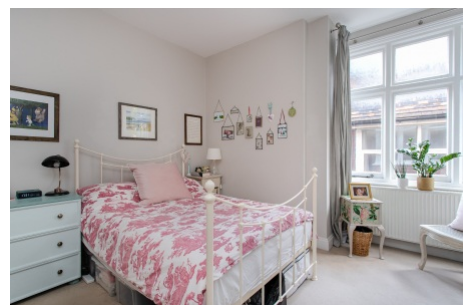


## Tooting Bec Gardens, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£425,000**

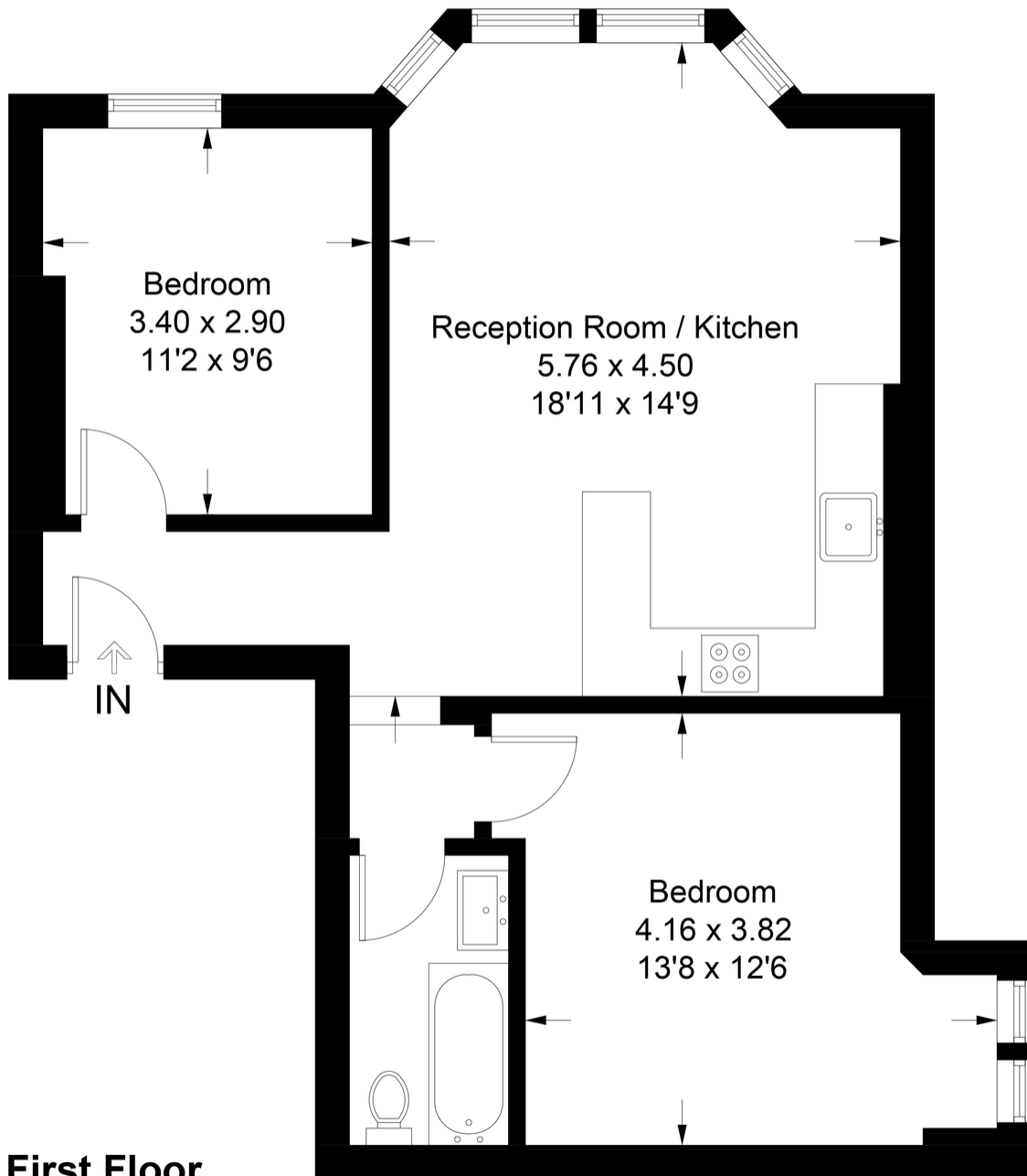
- Period conversion
- Stunning condition



A truly lovely two bedroom apartment forming part of this handsome Edwardian house. The flat has a lovely open-plan reception and kitchen in excellent condition with bay window and plenty of room for entertaining. The property is bright and presented in excellent condition with no onward chain. Tooting Bec Gardens is located just off Tooting Bec common with the wide open spaces and lido at your disposal. Streatham station is in close proximity with excellent rail links to the City and Tooting Bec underground is also within reach.

# Tooting Bec Gardens

Approximate Gross Internal Area = 59.2 sq m / 637 sq ft



**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. (ID790849)



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2796201 Energy performance certificate (EPC) - Final energy certificate - 2023/18

Energy performance certificate (EPC)		Valid until	30 August 2031
Property address	Tooting Bec Gardens, Tooting, London, SW16 5TB	Current rating	C
Property type	Mid-floor flat	Certificate number	EN01-2461-8002-8001-8000
Total floor area	58 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 [more about exemptions on the regulations and exemptions that apply to all buildings and rented properties](#).

**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 efficiency](#)

Score	Energy rating	Current	Potential
100	A		
92	B		
84	C	C	
76	D		
68	E		
60	F		
52	G		
44	H		
36	I		
28	J		
20	K		

The graph shows the 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.

[How this energy certificate is calculated](#)

**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.