

## Beechcroft Close , Streatham SW16

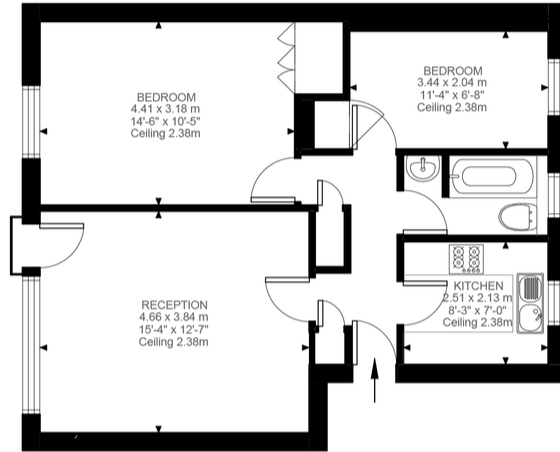
Tenure: Leasehold Borough: Lambeth

**£350,000**

- Gated development
- Small private block



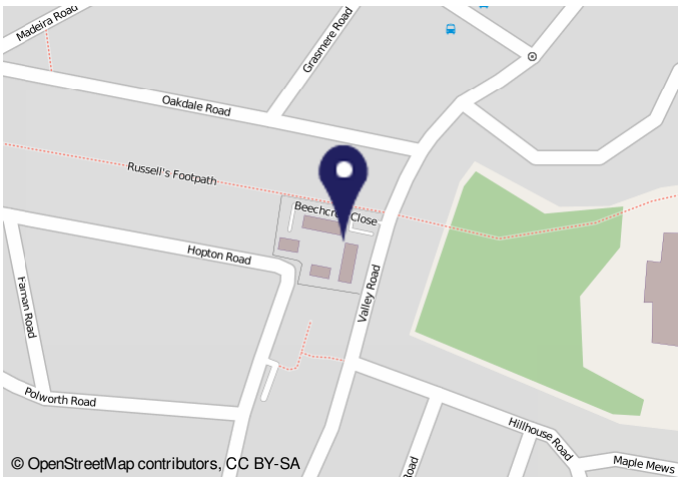
This newly decorated two double bedroom property located on the first floor of this private, gated development just moments from the picturesque gardens of The Rookery and Streatham Common. The high road has an abundance of cafes, shops, large supermarkets and reputable gastro pubs which are just a short walk away from the property. Multiple bus routes and overground train services are within easy reach and offer alternate routes into the city. The property has a designated parking space with fob access and the added benefit of a Juliette balcony overlooking the well maintained communal gardens.



First Floor  
632 ft<sup>2</sup>

Valley Road, SW16  
Approximate Gross Internal Area  
58.70 SQ.M / 632 SQ.FT

Illustration for identification purposes only. Not to scale.  
Floor Plan Drawn According To RICS Guidelines.



110251 - 410 P10 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

**Energy performance certificate (EPC)**

12, Beechcroft Close Valley Road London SW16 SW16 2PL	Energy rating <b>C</b>	Valid until 31 December 2029	Current number 10142064406-0001-0001
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**Property type**  
Mid-floor flat

**Total floor area**  
56 square metres

**Rules on letting this property**  
Properties can be let only 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 energy rating of a property on the website: <https://www.gov.uk/guidance/energy-ratings-for-landlords>

**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-an-energy-certificate.digital.communities.gov.uk/energy-certificates/110251-4104-0001-0001

**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.