

Besley Street, Streatham SW16

Tenure: Freehold Borough: Wandsworth

Offers in excess of £375,000

- Freehold for building and loft space included
- Victorian building



An extremely large one bedroom period flat in excellent condition and with huge potential. The property comes with the whole freehold for the building and also owns the loft making the prospect of conversion significantly simpler subject to the usual permissions. The flat has direct access to the rear garden from the large kitchen-diner. This offers great entertaining space as well as 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. Besley Street is a quiet no-through road located in the borough of Wandsworth, close to Streatham Common station and Tooting Bec Common.

Besley Street

Approximate Gross Internal Area = 67.4 sq m / 726 sq ft
 (Including Loft / Excluding Reduced Headroom)
 Reduced Headroom = 19.8 sq m / 213 sq ft
 Total = 87.2 sq m / 939 sq ft



= Reduced headroom below 1.5m / 5'0"

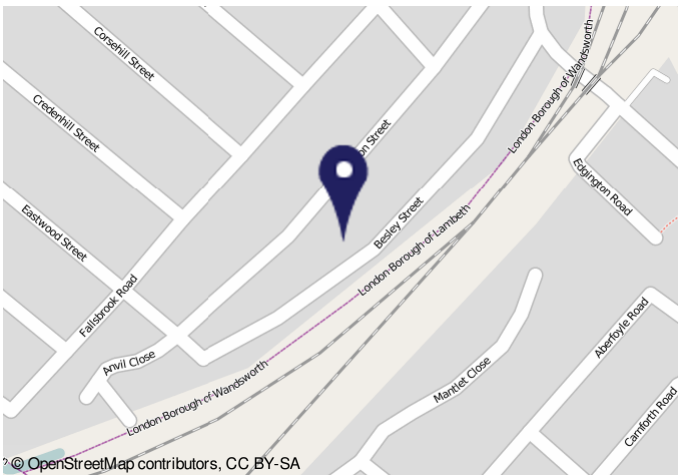


Ground Floor

First Floor

Loft

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. (ID816177)



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10132021_1635 Energy performance certificate (EPC): Private energy certificate - 10/1/18

Energy performance certificate (EPC)		Valid until	1 December 2031
Property address	10132021_1635	Certificate number	1000-0128-1108-0001-0002
Property type	Top-floor flat		
Total floor area	51 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 the conditions on the exemptions and exemptions](#). [View the full details of the exemptions and exemptions](#).

Energy efficiency rating for this property

The 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		
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.

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.