

## Beechcroft Close, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£360,000**

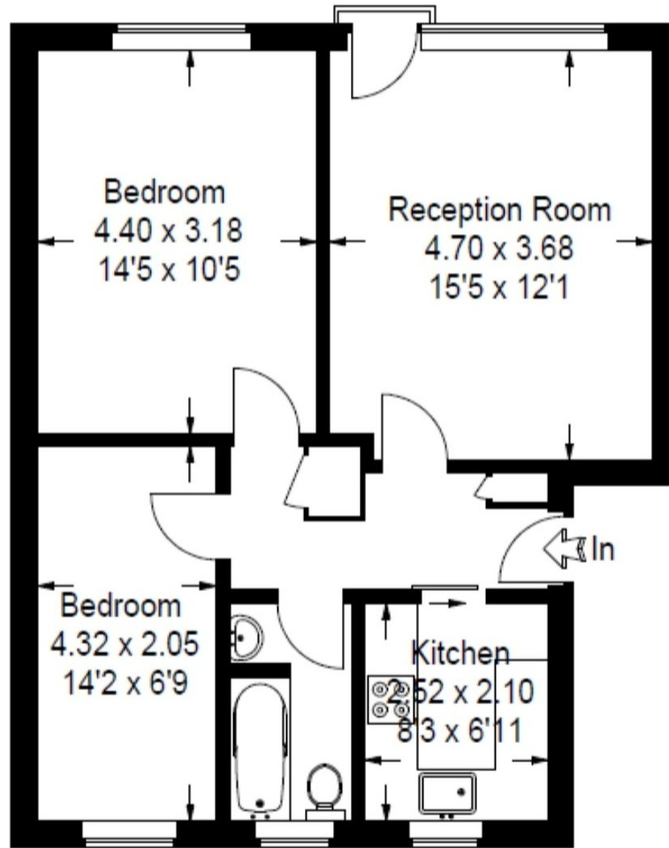
- Top floor two bedroom flat
- Low rise block in private development



A bright and smartly presented two bedroom flat in a purpose built block. The flat is light and airy with new kitchen and bathroom and has pleasant views from all rooms. This is a private gated development located next to the common and close to Streatham Station on the Thames link service. Alternatively Streatham Common Station is only a little further, connecting to London Bridge and Victoria and there are a choice of bus routes on the high road, home of leisure facilities, supermarkets, well regarded pubs and cafes. The flat includes a private parking space in the development and is sold chain free.

# Beechcroft Close

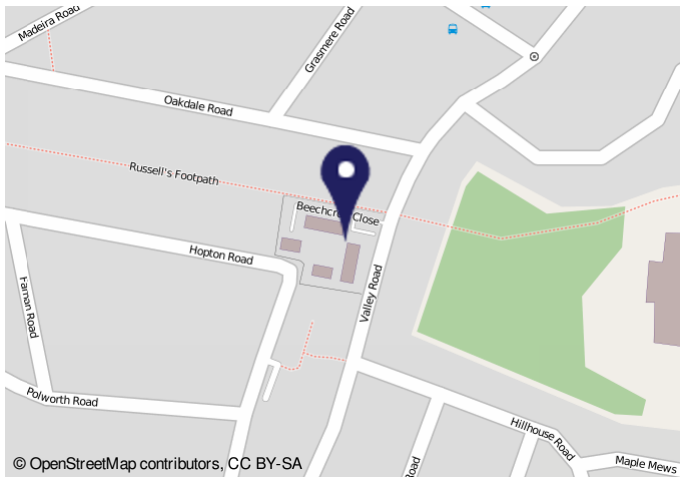
Approximate Gross Internal Area  
57.8 sq m / 622 sq ft



## Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID281121)



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3/12/2024 9:58 AM Energy performance certificate (EPC) - Floor an energy certificate - 02/02/2024

Energy performance certificate (EPC)		Issue date	Valid until
14 Beechcroft Close 15/16 Valley Road L20 2JG, UK	Energy rating	14 July 2024	14 July 2029
Property type	Top-floor flat	Current energy rating	E
Total floor area	57 square metres	Certificate number	W10-0007-7302-2024-0000

**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 additional information on the exemptions and exemptions from [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/100000/energy\\_rating\\_f\\_g\\_exemptions.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/100000/energy_rating_f_g_exemptions.pdf)

**Energy efficiency rating for this property**

The property's current energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/100000/energy_rating_f_g_exemptions.pdf)

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 and the average energy score is 60.

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E	55	
45-48	F		
35-44	G		

**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.