

Byards Croft, Streatham SW16

Tenure: Leasehold Borough: Merton

£375,000

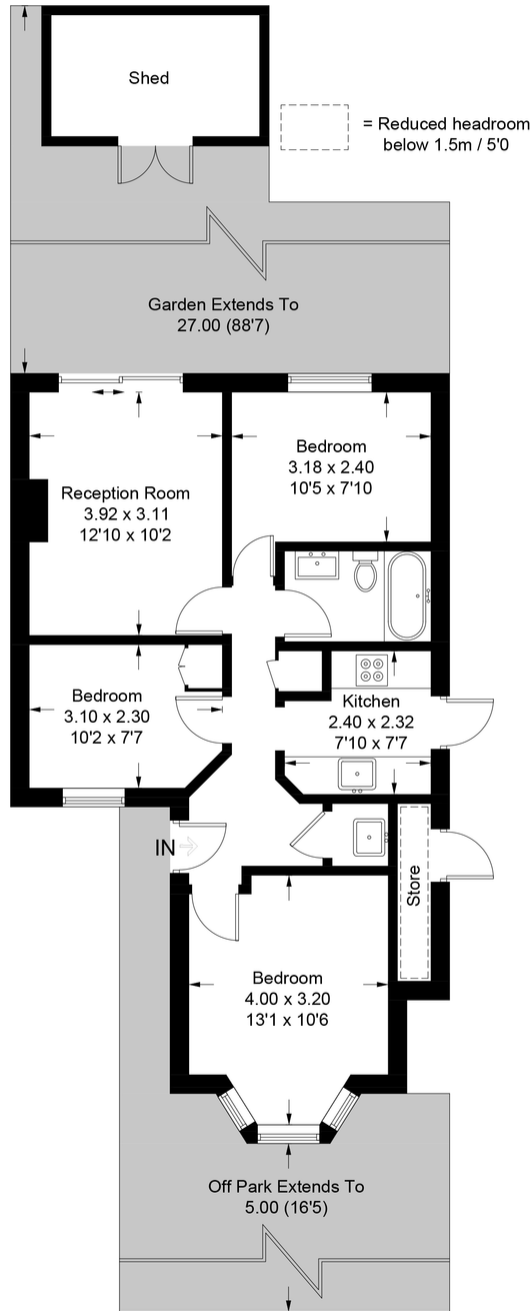
- Lovely maisonette with 3 good-sized bedrooms
- Large private garden



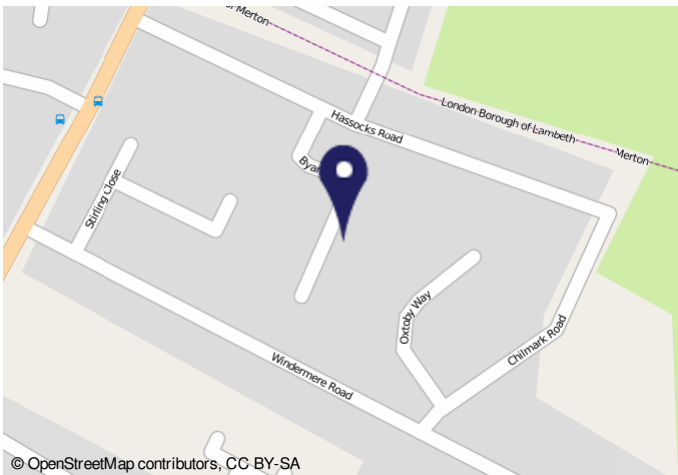
This lovely 3 bedroom, purpose built maisonette, is situated within a quiet cul-de-sac in Streatham Vale. The property benefits off-road parking and double doors that open out onto a luscious garden, boasting fruit-bearing trees. Byards Croft offers great access to Norbury and Streatham Common Stations with direct links into the city as well as fantastic pubs, restaurants and shops within walking distance of the property. To sweeten the deal, this property is being sold chain free.

Byards Croft

Approximate Gross Internal Area = 57.5 sq m / 619 sq ft
 Reduced Headroom / Store = 1.6 sq m / 17 sq ft
 Total = 59.1 sq m / 636 sq ft
 (Excluding Shed)



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. (ID911175)



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1611022_1010 Energy performance certificate (EPC) - Floor energy certificate - 000008

Energy performance certificate (EPC)	Valid until	11 November 2022
17 Aquatic Court Lambeth, SE1	Certificate number: W10-2482-2008-2000-1001	
Property type	Ground-floor maisonette	
Total floor area	58 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) [https://www.gov.uk/guidance/energy-ratings-for-ground-floor-maisonettes-and-efficiency-rated-landlords](#) (external link)

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
92-100	A		
81-91	B		
69-80	C	69	75
55-68	D		
35-54	E		
2-34	F		
1-10	G		

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.