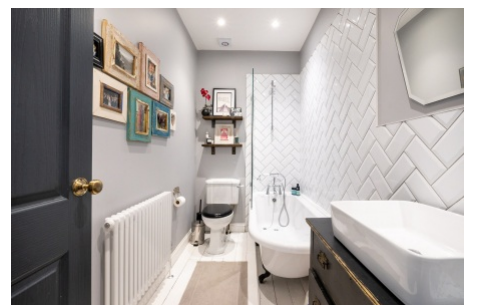
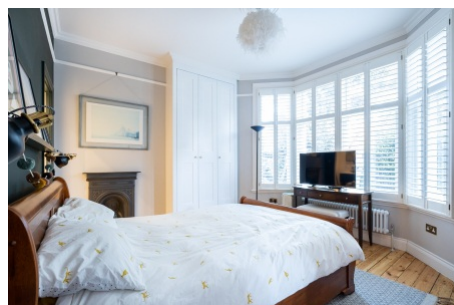


Tooting Bec Gardens, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£700,000

- Magnificent three bedroom garden flat
- Fabulous open plan kitchen reception room overlooking garden



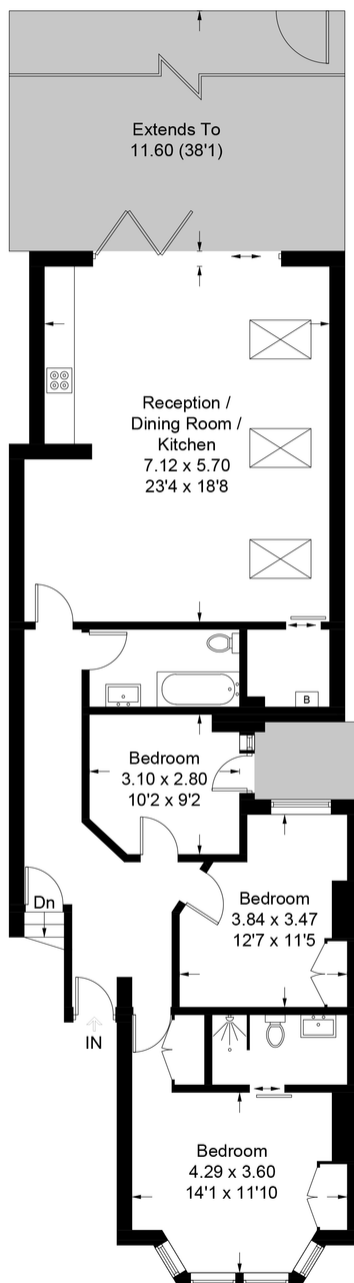
A fabulous three bedroom two bathroom (one en suite) garden flat in a handsome converted period house yards from Tooting Bec common. The accommodation is beautifully presented having undergone a full refurbishment by the current owners. The rooms are light and airy and fittings of high quality. There are two large double bedrooms one with ensuite and a good sized third bedroom for nursery or office. The open plan living space is a delightful area to be in overlooking the lovely south facing garden through bi fold doors.

Tenure: Leasehold

Lease length: 120 years

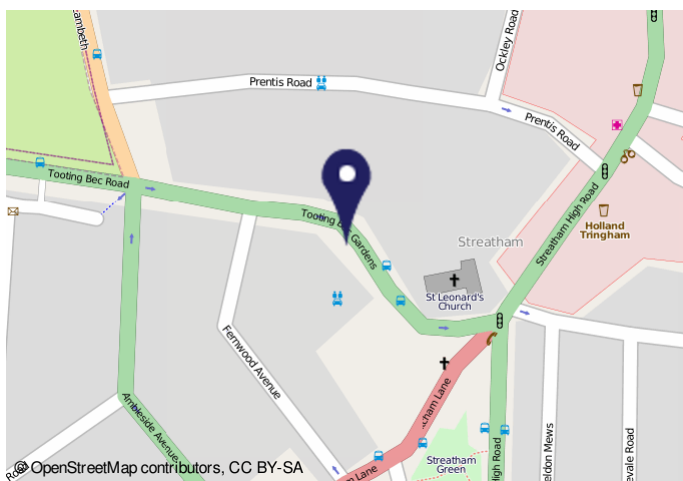
Tooting Bec Gardens

Approximate Gross Internal Area
107.2 sq m / 1154 sq ft



Ground 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. (ID927227)



2011/10/23, 06:16 Energy performance certificate (EPC) - Flat as energy certificate - GOV.UK

Energy performance certificate (EPC)	
Ground Floor Flat Tooting Bec Gardens SW16 2JL	Energy rating: C Valid until: 31 January 2019 Certificate number: 9108-2286-2197-7395
Property type	Ground-floor flat
Total floor area	103 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](#)

[How to improve your building's energy efficiency and reduce your energy bills](#)

[How to improve your building's energy efficiency and reduce your energy bills](#)

How this energy certificate was generated: [Energy certificate ID: 9108-2286-2197-7395](#)

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.