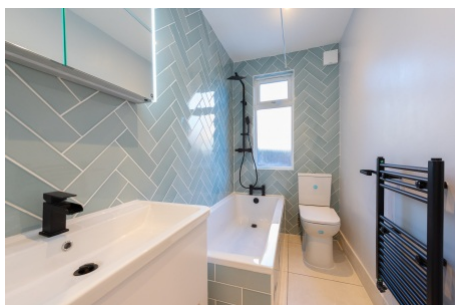


Babington Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £525,000

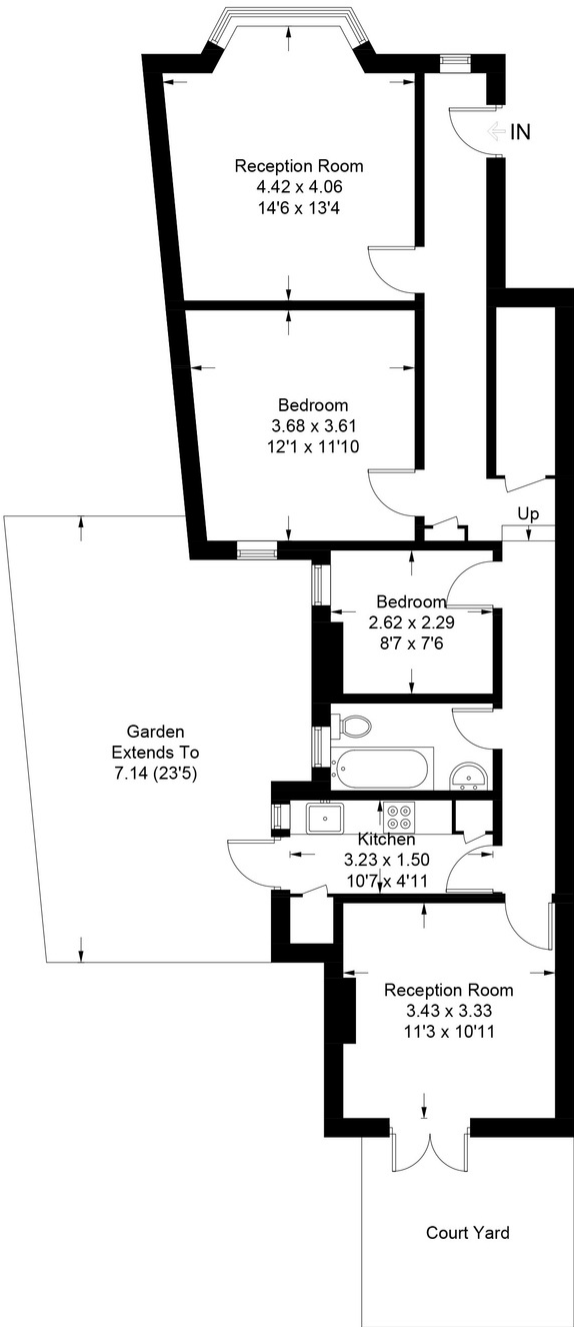
- Three bedrooms
- Two sections of garden



This wonderful and spacious, three-bedroom period maisonette has been finished to exacting standards. It has the highest quality finish including engineered-wood herringbone floors, high-quality deep-pile carpet in the bedrooms, SMEG oven and all new appliances in the kitchen and matt-black bathroom fixtures. The property has a private front door and two sections of garden and is just moments from the wide-open spaces of Tooting Bec Common, the excellent transport links at Streatham station and a range of excellent shops, bars and restaurants nearby.

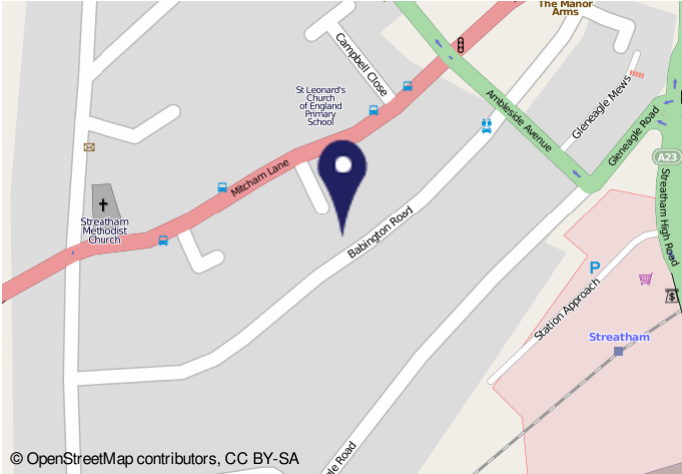
Babington Road

Approximate Gross Internal Area Total = 76.6 sq m / 824 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID934578)



Energy performance certificate (EPC)

24 Babington Road LONDON SW16 6AH	Energy rating C	Valid until 8 February 2033
Certificate number 0220-7190-0079-9009-1773		

Property type	Ground-floor flat
Total floor area	73 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\).](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

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.