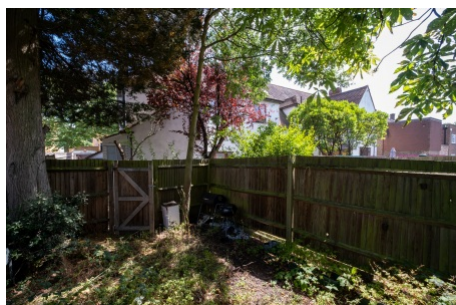


## Ryecroft Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**Offers in excess of £230,000**

- One bedroom flat with private entrance
- Private section of garden



A very attractive ground floor flat with garden, well presented with its own private entrance and no onward chain. Ryecroft Road is a small residential street close to the shops of Crown Point, the wide-open spaces of Streatham Common park and The Rookery, plus train stations at West Norwood and Streatham Common.

In accordance with 1979 Estate agents act this property is owned by an employee of Brooks Estate Agents.

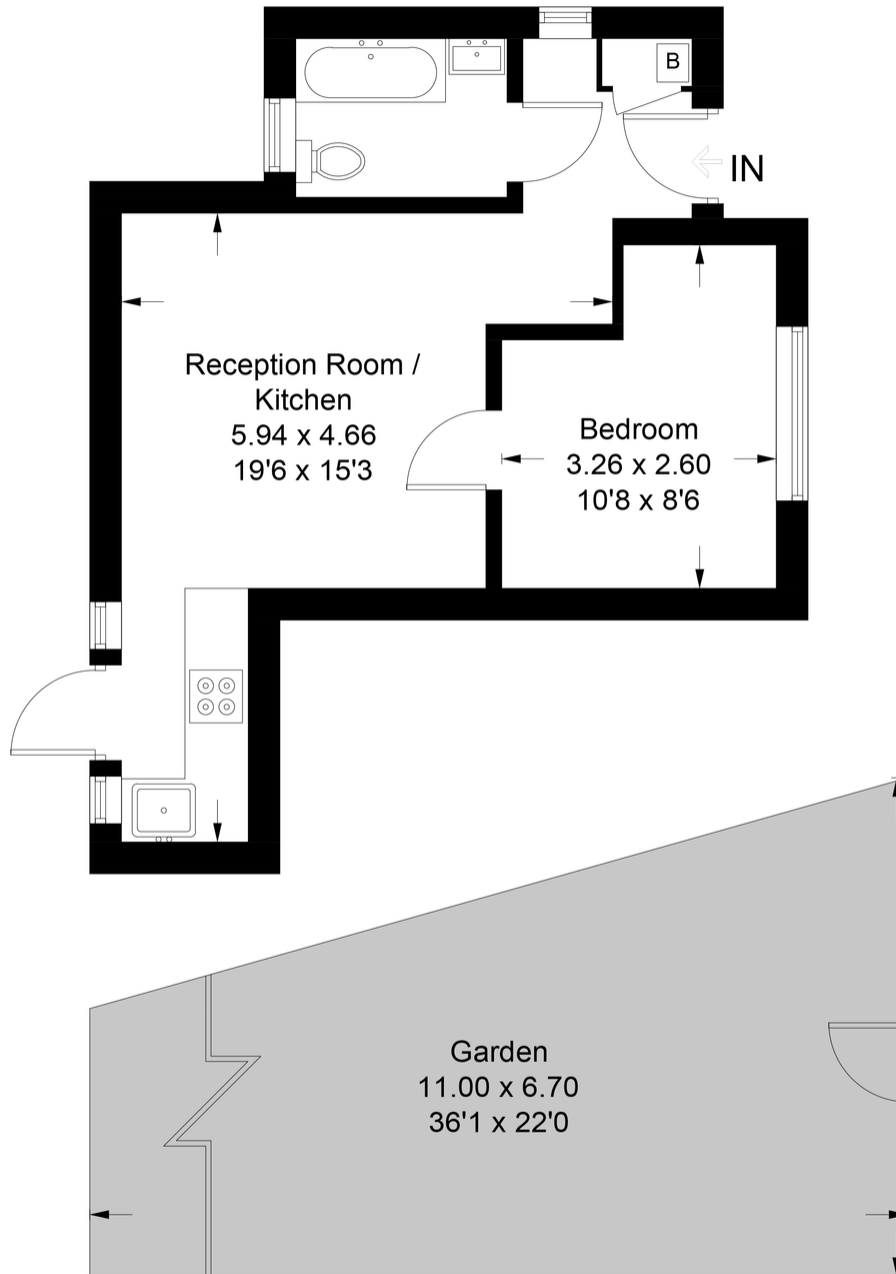
Tenure: Leasehold

Lease length: 125 years from 13th July 2013

# Ryecroft Road

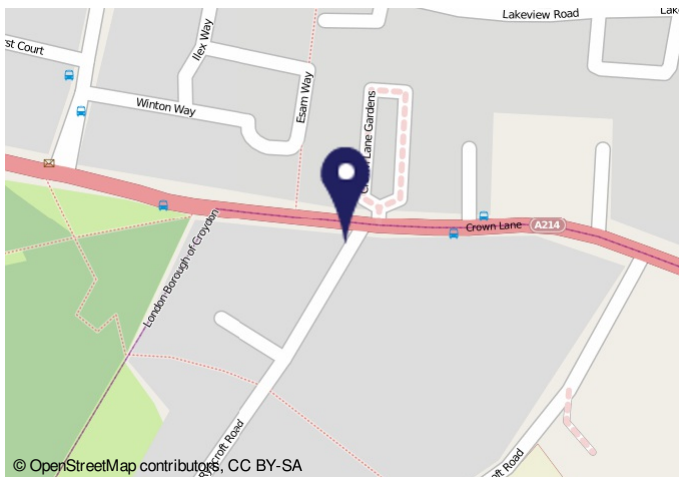


Approximate Gross Internal Area = 31.1 sq m / 336 sq ft



(Not Shown In Actual Location / Orientation)

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. (ID916766)



**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.