



Becmead Avenue, SW16

OIEO £475,000 *Share of Freehold*



KEY FEATURES

- Large two-bedroom ground floor flat
- Recently refurbished throughout
- Bright living room with bay window
- Modern fitted kitchen with utility area
- Private balcony for outdoor dining
- Contemporary bathroom
- Attractive period building
- Excellent transport links via Streatham Hill

Occupying the first floor of an attractive double-fronted period building, this beautifully refurbished two-bedroom apartment offers generous proportions, elegant design, and a private balcony - all within one of Streatham's most desirable residential roads.

The property features a bright and spacious living room with high ceilings and a bay window that floods the space with natural light. A newly fitted kitchen with integrated appliances and a separate utility area provides excellent practicality, while doors open directly onto a private balcony - perfect for morning coffee or summer dining. Both bedrooms are well-proportioned doubles, complemented by a

contemporary bathroom finished to a high standard.

Set along Becmead Avenue, a peaceful tree-lined road moments from Streatham High Road, this home enjoys close proximity to excellent local amenities including cafés, restaurants, and supermarkets. Streatham Hill station provides fast connections to London Victoria and London Bridge, while Tooting Bec Common and The Rookery Gardens offer beautiful green spaces nearby.

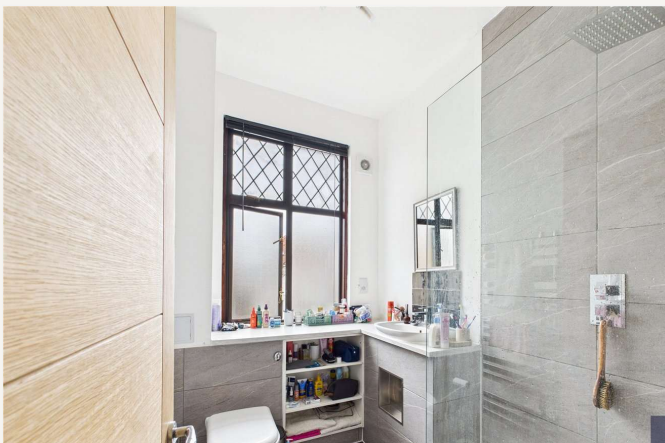
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Approximate total area⁽¹⁾

72.3 m²
779 ft²

Reduced headroom

1 m²
11 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MATERIAL INFO

Tenure: Share of Freehold

Term: 110 year and 6 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

EPC rating: E

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