



Besley Street, SW16

OIEO £725,000 *Freehold*



#### KEY FEATURES

- Four spacious bedrooms
- Three modern bathrooms
- Split over three floors
- Elegant reception room
- Stylish eat-in kitchen
- Private rear garden
- Excellent natural light
- Close to transport links

Beautifully finished throughout and arranged over three well-proportioned levels, this superb four-bedroom, three-bathroom home offers contemporary living in the heart of Furzedown. Thoughtfully upgraded with a high level of attention to detail, the property blends generous space, excellent natural light and modern design, creating an inviting and versatile family home.

A welcoming hallway leads into a bright and elegant reception room, complete with wooden flooring and a calm, neutral palette. To the rear, the impressive eat-in kitchen provides a fantastic social hub, featuring sleek cabinetry, quality appliances, and direct access to the

rear garden — ideal for both everyday living and entertaining.

The first and second floors offer four well-sized bedrooms, each beautifully presented, including a top-floor bedroom with skylights and an en-suite. All three bathrooms are finished to a modern standard, with high-quality fittings and contemporary tiling.

The property further benefits from a well-maintained front garden and a private rear garden, offering a peaceful retreat in a desirable residential setting.

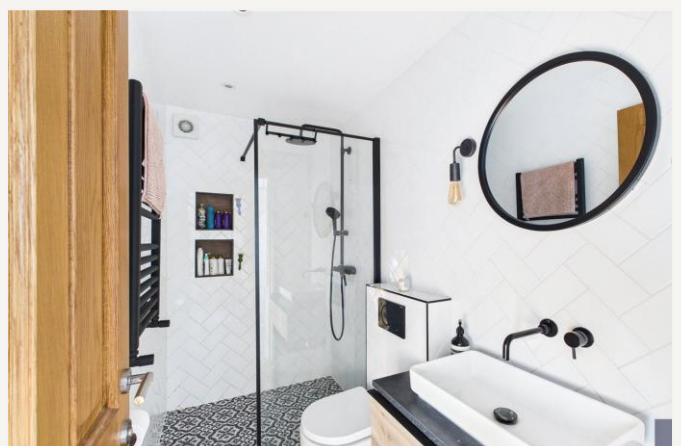
**Streatham**

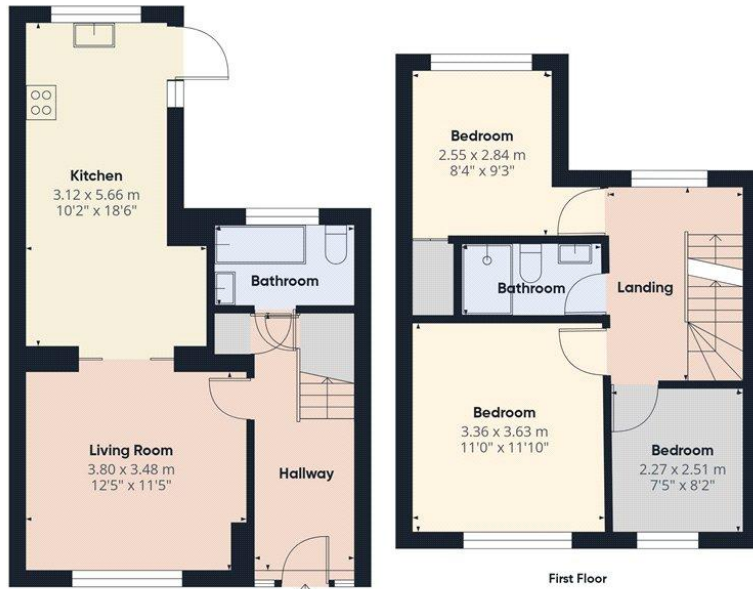
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Ground Floor

First Floor



Second Floor



Approximate total area<sup>(1)</sup>

109.8 m<sup>2</sup>

1182 ft<sup>2</sup>

Reduced headroom

3.5 m<sup>2</sup>

37 ft<sup>2</sup>

(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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** D

**EPC rating:** C

## Streatham

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