



BECMEAD AVENUE, LONDON, SW16
£1,250 PER MONTH UNFURNISHED

A BRIGHT AND SPACIOUS FIRST FLOOR EDWARDIAN CONVERSION STUDIO APARTMENT BY TOOTING BEC COMMON

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for every step...

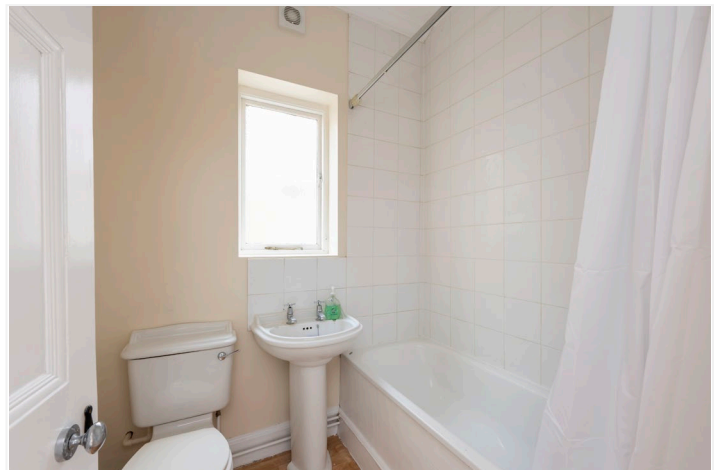
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DESCRIPTION:

Winkworth are pleased to present this newly decorated large (427 sq. Ft.) first floor Edwardian conversion flat. The accommodation is basic in nature but has well-proportioned rooms with large windows and great natural light. There is a large studio/bedroom, a modern bathroom with a wash hand basin and a WC. The sunny fitted kitchen has plenty of fitted units and includes an oven, a hob and extractor and a washing machine. Becmead Avenue is a quiet tree-lined residential street off Streatham High Road consisting mainly of large semi-detached Edwardian houses running down to Tooting Bec Common and the Lido. It is close to the shopping and amenities of the High Road with transport into the City from Streatham station (Thameslink) and the West End from Streatham Hill station.

The property has been recently re-painted and is presented unfurnished. Winkworth are appointed as sole agents and will be managing this tenancy. Available NOW.



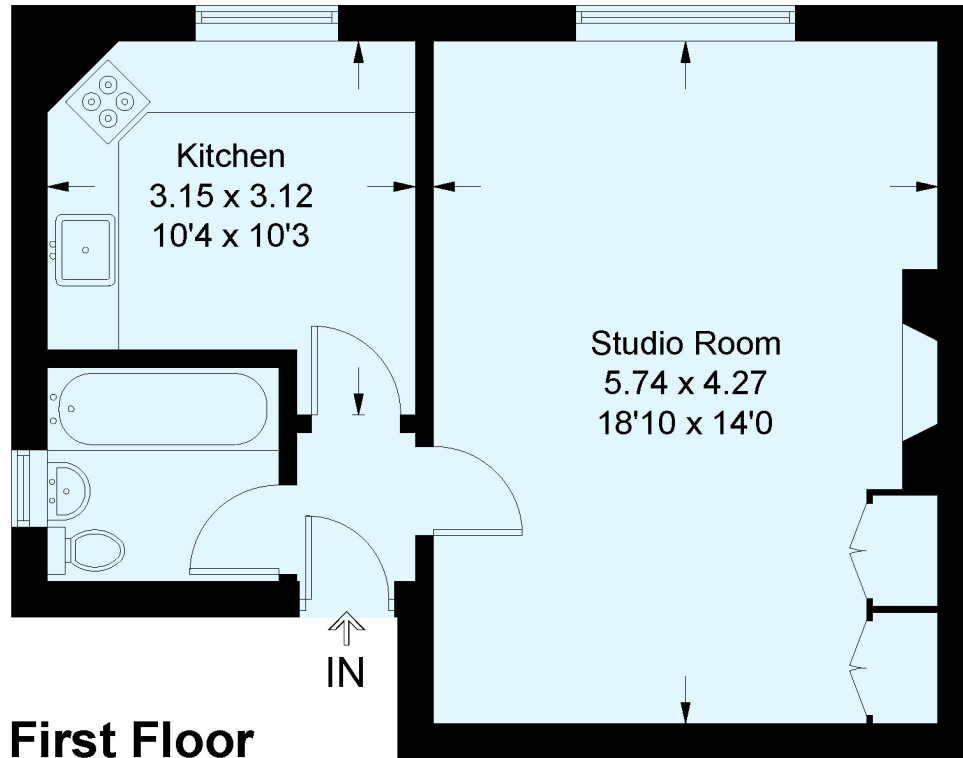


AT A GLANCE

Edwardian Conversion Apartment
First Floor
Generous 427 sq. Ft. of Living Space
First Floor
Kitchen
Bathroom
Freshly Decorated
Available Now
Lambeth Council Tax Band: B
Unfurnished
Sole Agent

Becmead Avenue, SW16

Approximate Floor Area = 39.7 sq m / 427 sq ft
Including Limited Use Area (0.4 sq m / 4 sq ft)



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. (1D902523)

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		71	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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