



BESLEY STREET, SW16  
£675,000 FREEHOLD

Winkworth





## BESLEY STREET, SW16

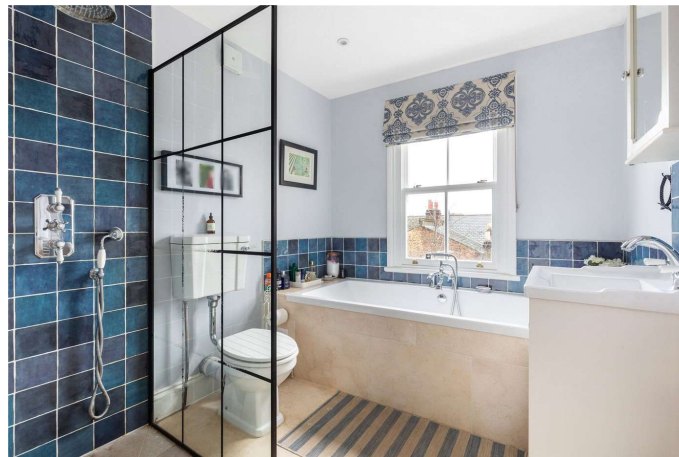
This attractive, bright, and airy mid-terrace Victorian house has been extended and beautifully refurbished by the present owners to create an exceptionally well-laid-out and surprisingly spacious family home with meticulous attention to detail.

The beautifully coordinated, interior-designed living space is arranged over three floors: the entrance hall opens to a bright front reception room with a fireplace and wood-burning stove, wooden floors, and a large window to the front. This, in turn, is open-plan to a dining room that leads through to a study with a serving hatch connecting you to the kitchen and French doors giving you access to the garden. The shaker-style fitted kitchen has high-quality appliances and plenty of wall and base units for ample storage. At the rear are two large French doors that seamlessly interconnect with the sunny rear garden, perfect for in/out living and entertaining. Practical features on this level also include under stairs storage.

Upstairs on the first floor, there are two large double bedrooms, both with fitted wardrobes, and at the rear is a spacious bathroom with a walk-in shower, a freestanding bathtub, a wash hand basin, and a WC. On the top floor, there is a large and bright converted loft space consisting of the principal bedroom with a Juliet balcony, a modern bathroom with a walk-in shower, a bathtub, a wash hand basin and a WC. There are also two Velux windows, perfect for letting in plenty of natural light.

Besley Street is a quiet residential road which consists mainly of terraced pretty Victorian houses and is conveniently placed for walking access to both Streatham Common (Victoria) and Streatham (Thameslink) train stations - the property is perfect for easy commuting to the City and West End and close to several local schools. With large supermarkets as well as several other independent cafes, shops and pubs close by, the beautiful Rookery Gardens and Streatham Common are on your doorstep with year-round fun activities such as Festivals and Fun Fairs, a Kite day and bonfire night to name but a few.

The house has been put together with a lot of thought to create a home that is as practical as it is appealing to a modern, airy, and uncluttered aesthetic.

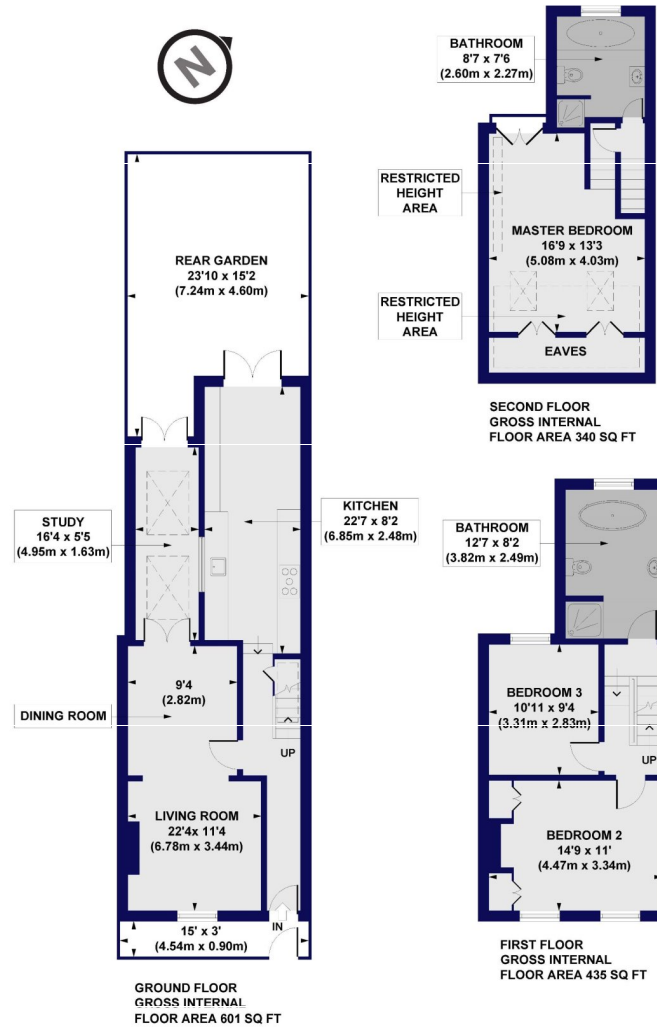






## Besley Street, SW16

Approx. Gross Internal Floor Area 1376 sq. ft / 127.80 sq. m (Including Restricted Height Area & Eaves)  
 Approx. Gross Internal Floor Area 1268 sq. ft / 117.78 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		66	84
England, Scotland & Wales		EU Directive 2002/91/EC	

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