

FOR SALE



Besley Street, London, SW16

GUIDE PRICE £400,000 Leasehold

 **2**

 **1**


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Property Description

Situated within a peaceful cul-de-sac on Besley Street, this attractive ground floor flat presents an excellent opportunity to purchase a home in a highly desirable location.

Boasting two generously sized double bedrooms and a well-proportioned reception room, the accommodation is both practical and comfortable. The property further benefits from a private rear garden with convenient side access, ideal for secure bicycle storage. Providing a tranquil outdoor space ideal for relaxation or entertaining.

Offered chain free, this home presents a seamless purchasing process. This property represents an attractive proposition for first-time buyers or investors seeking a residence in a great location with convenient access to local amenities. Early viewing is highly recommended!

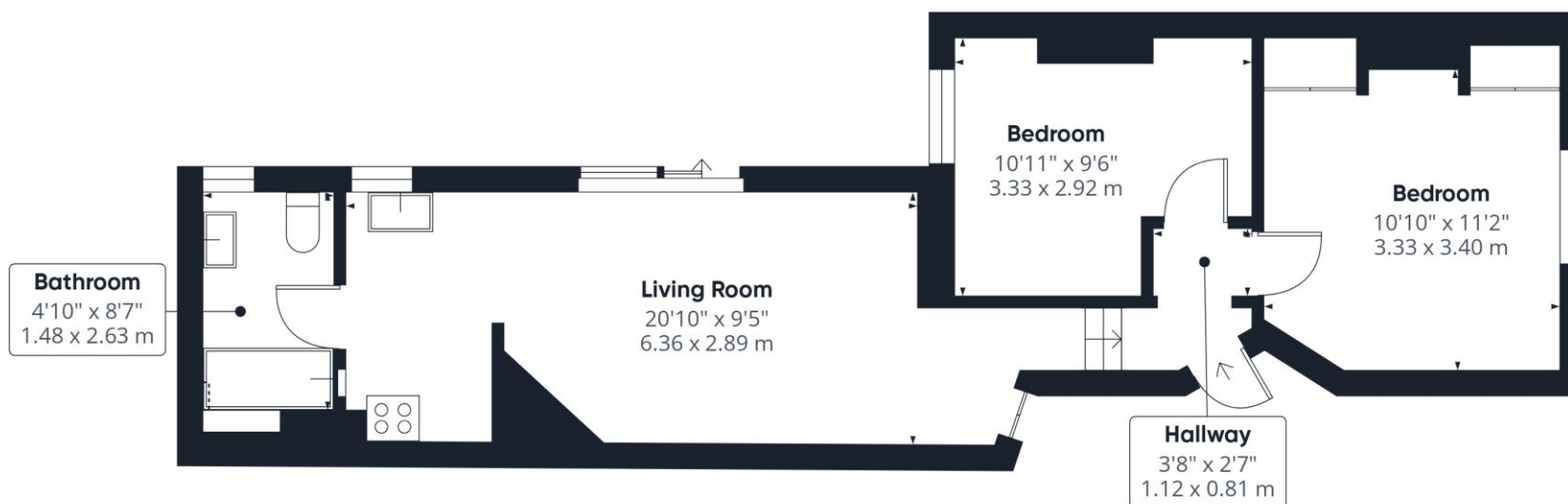


Disclaimer

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Approximate total area⁽¹⁾

494 ft²
46 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360



Material Information

Tenure – Leasehold

Length Of Lease – 105 years remaining

Ground Rent – £200

Council Tax Band – C

Local Authority – Wandsworth Council



Property Type
Flat (Ground Floor)



Construction Type
Brick



Parking
Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

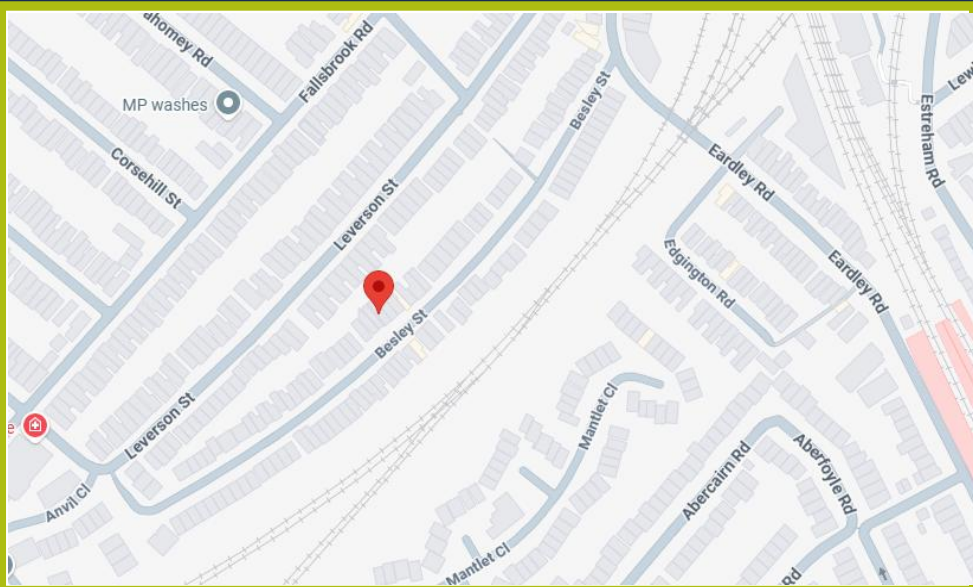


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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