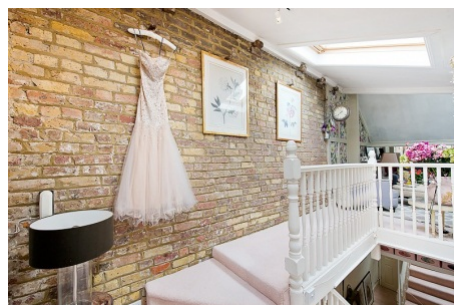


## Kingscourt Road, Streatham Hill SW16

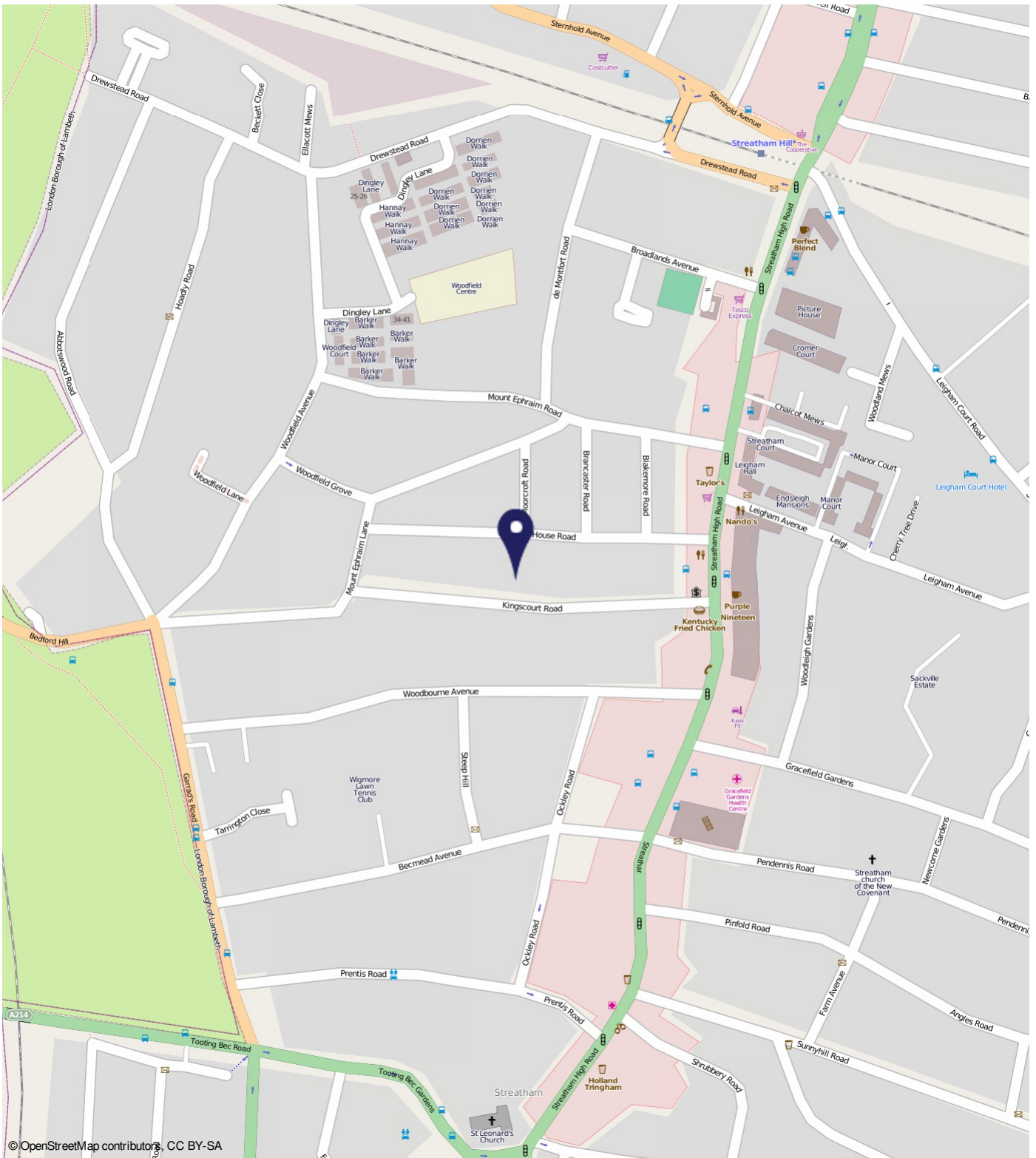
Borough: Lambeth

**£1,275 pcm**

- One bedroom flat
- Beautifully presented



A stunning top floor one bedroom Edwardian conversion located on Kingscourt Road. This delightful property is arranged over two floors and comprises; spacious and light reception room, large double bedroom with feature fireplace and made to measure blinds, kitchen with appliances and modern fitted white suite bathroom. Additional benefits include a walk in wardrobe, located within close proximity to Streatham Hill BR and Tooting Bec Common.



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## Kingscourt Road, Streatham Hill SW16

### Distances

- To Streatham Hill Rail Station 0.3 miles
- To Streatham Rail Station 0.6 miles
- To Balham Underground Station 1.1 miles
- To Balham Rail Station 1.1 miles

**Energy Performance Certificate**

Flat 3, 59 Kingscourt Road  
LONDON, SW16 1JA

Dwelling Type: Top floor flat  
Date of Certificate: 07-07-2009  
System Number: 8008-0022-4490-1944-1006  
Total Floor Area: 44 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Possible	Current	Possible
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Possible
Energy Use	514 kWh/m <sup>2</sup> per year	509 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.8 tonnes per year	3.8 tonnes per year
Lighting	£92 per year	£92 per year
Heating	£918 per year	£922 per year
Hot water	£59 per year	£59 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water in this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve. To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommendations that show energy efficient products. To a quick and easy way to identify the most energy efficient products on the market. For advice on how to use this information to help you choose the most energy efficient products. For advice on how to use this information to help you choose the most energy efficient products. For advice on how to use this information to help you choose the most energy efficient products.

**Important Notice**

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.