

Kingscourt Road, Streatham Hill SW16

Borough: Lambeth

£2,400 pcm

- Three double bedrooms
- Split-level accomodation



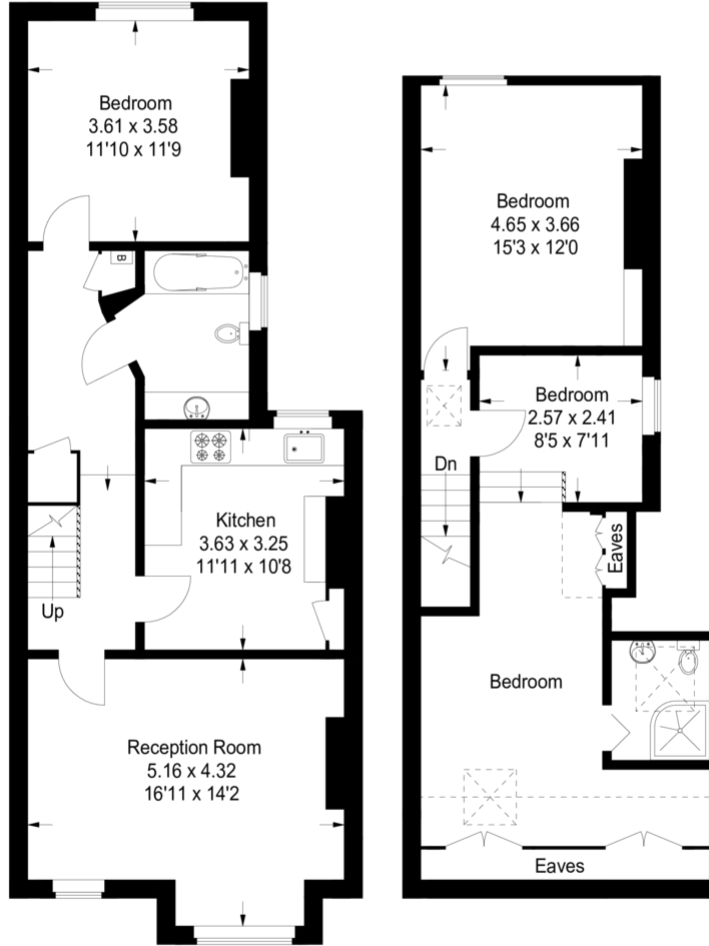
A beautiful spacious three bedroom apartment arranged over the top two floors of this lovely Victorian house. Further accommodation comprises two bathrooms (one en-suite), a modern kitchen, and a very large reception room with feature bay-window, original wooden floors and period fireplace. Located close to Streatham Hill Station and local amenities along the high road. Available from mid-January, furnished.

Suitable for a family or sharers alike.

Rent (£2,400pcm), 5 week security Deposit (£2,765.00), 12 month tenancy. Council tax band D, Lambeth.

Kingscourt Road

Approximate Gross Internal Area
(Excluding Reduced Headroom) :-
108 sq m / 1162 sq ft
Reduced Headroom :-
5 sq m / 54 sq ft
Total :- 113 sq m / 1216 sq ft



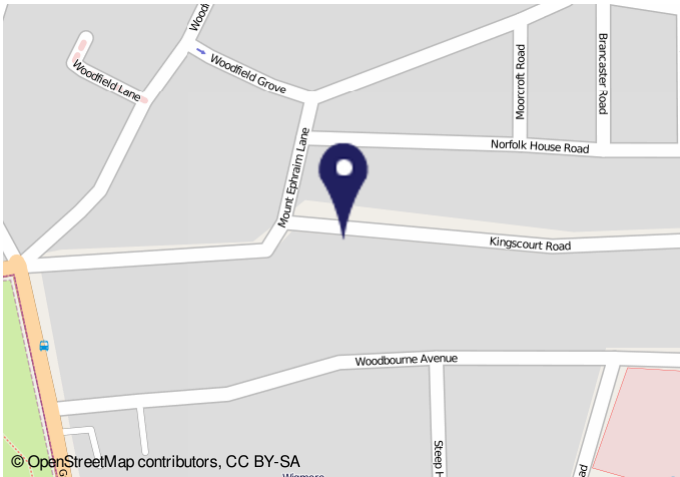
First Floor

Second Floor

= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows & door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID87679)



Energy Performance Certificate

Top Floor Flat, 109 Kingscourt Road, LONDON, SW16 1JA
 Dwelling type: Top floor flat
 Date of assessment: 03 February 2014
 Date of certificate: 03 February 2014
 Reference number: 8154-7222-1430-6937-0906
 Type of assessment: RdSAP existing dwelling
 Total floor area: 113 sqm

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

Current costs	£ 3,930
Over 3 years you could save	£ 639

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings
Lighting	£ 396 over 3 years	£ 188 over 3 years
Heating	£ 3,228 over 3 years	£ 2,784 over 3 years
Hot Water	£ 306 over 3 years	£ 306 over 3 years
Total	£ 3,930	£ 639

These figures show how much the average household would spend in this property for heating, lighting and hot water. The electricity energy cost for running appliances like TVs, computers and cookers, and any electricity generated by re-generation.

Energy Efficiency Rating

Energy efficient - see energy code	Current	Potential
For your (A)	D	C
Other (A)	D	C
Other (B)	D	C
Other (C)	D	C
Other (D)	D	C
Other (E)	D	C
Other (F)	D	C
Other (G)	D	C
Other (H)	D	C
Other (I)	D	C

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommended actions in group 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 327	Yes
2 Low energy lighting for all fixed outlets	£36	£ 162	Yes
3 Heating controls (thermostatic radiator valves)	£200 - £400	£ 313	Yes

© 2014. For more information on the recommended measures and other actions you could take to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to finance your home improvements and cover the cost of the Green Deal.

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.