

Kingscourt Road, Streatham Hill SW16

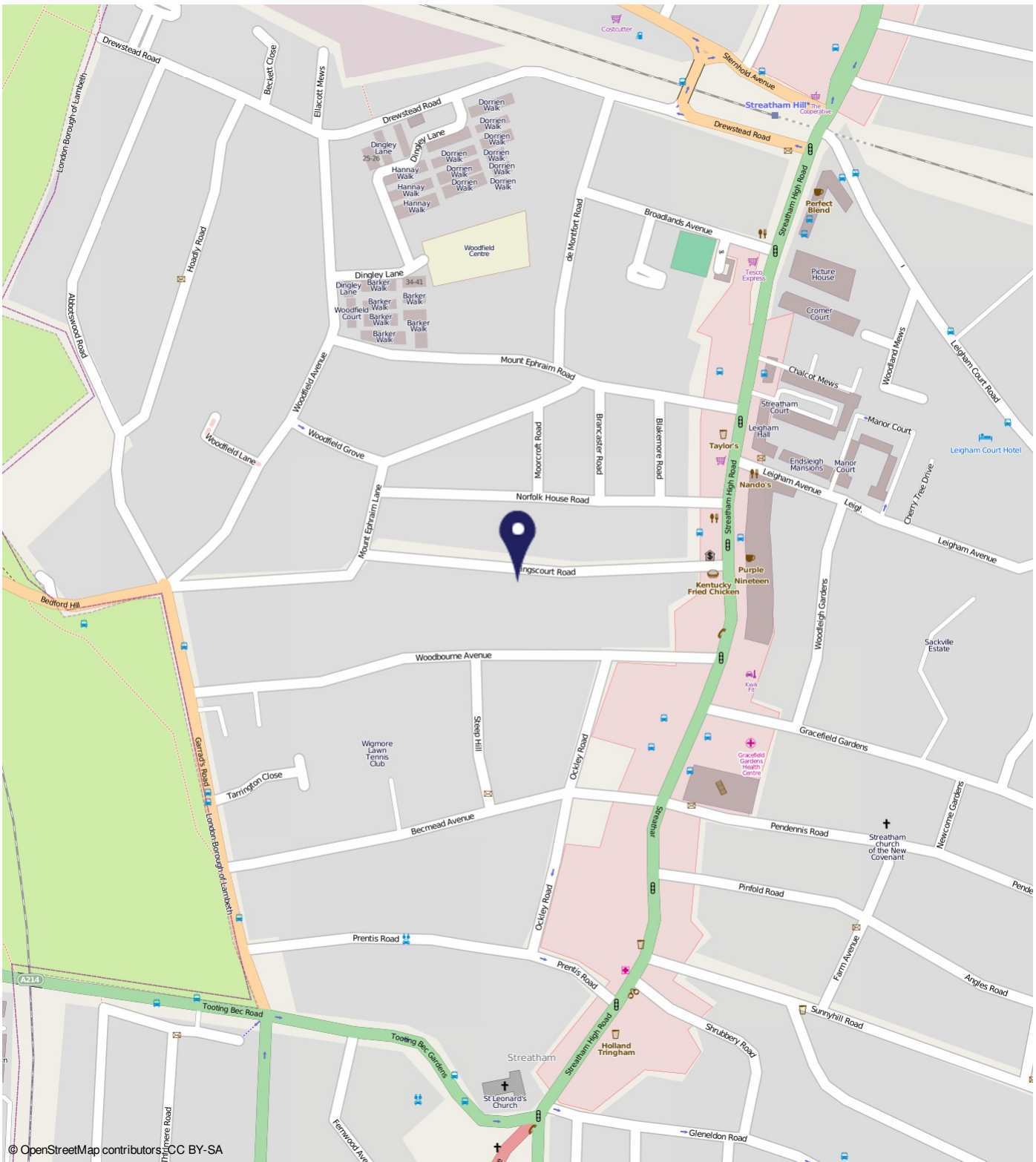
Borough: Lambeth

£1,950 pcm

- Three large double bedrooms
- Split-level accomodation



A beautiful and huge three bedroom split-level upper flat arranged over the entire top floors of this lovely Victorian house. The accommodation comprises; a spacious open-plan kitchen/ loving room with integrated appliances, bay window and feature fireplace; three large double bedrooms and modern bathroom suite with shower over bath. Neutrally decorated throughout this apartment would suit professional sharers or a family alike.



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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

4, Kingscourt Road, LONDON, SW16 1JB
 Dwelling type: Top-floor flat
 Date of assessment: 14 October 2014
 Date of certificate: 16 October 2014
 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

Reference number: 9668-6968-7210-0364-4940
 Type of assessment: RdSAP existing dwelling
 Total floor area: 62 m²

Estimated energy costs of dwelling for 3 years:	£ 2,340
Over 3 years you could save:	£ 702

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 210 over 3 years	£ 162 over 3 years
Heating	£ 1,758 over 3 years	£ 1,098 over 3 years
Hot Water	£ 372 over 3 years	£ 276 over 3 years
Total	£ 2,340	£ 1,536

You could save £ 702 over 3 years

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

Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
A		
B		
C		
D		
E		
F		
G		
H		
I		
J		
K		
L		
M		
N		
O		
P		
Q		
R		
S		
T		
U		
V		
W		
X		
Y		
Z		
AA		
AB		
AC		
AD		
AE		
AF		
AG		
AH		
AI		
AJ		
AK		
AL		
AM		
AN		
AO		
AP		
AQ		
AR		
AS		
AT		
AU		
AV		
AW		
AX		
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BB		
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CI		
CJ		
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CM		
CN		
CO		
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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 recommendations in page 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	£ 459	
2 Draught proofing	£80 - £120	£ 39	
3 Low energy lighting for all fixed outlets	£20	£ 45	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money visit www.direct.gov.uk/energy or call 0800 123 1234 (textphone relay only). The Green Deal may allow you to make your home warmer and cheaper to run all on up-front costs.

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 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.