

## Kingscourt Road , Streatham SW16

Borough: Lambeth

**£1,400 pcm**

- One bedroom flat
- Open plan kitchen/ living room



The accommodation is light, neutrally decorated and has recently undergone a full refurbishment. The property is located on one of the most popular roads in the area situated between Tooting Bec and the high road where there are shops, bars, restaurants and the Streatham Hill Station. Available from mid-October, furnished.

Rent (£1,400pcm), 5 week security Deposit (£1,615.00), 12 month tenancy. Council tax band C, Lambeth.

# Kingscourt Road

Approximate Gross Internal Area  
 First Floor = 1.9 sq m / 20 sq ft  
 Second Floor = 56.2 sq m / 605 sq ft  
 Total = 58.1 sq m / 625 sq ft

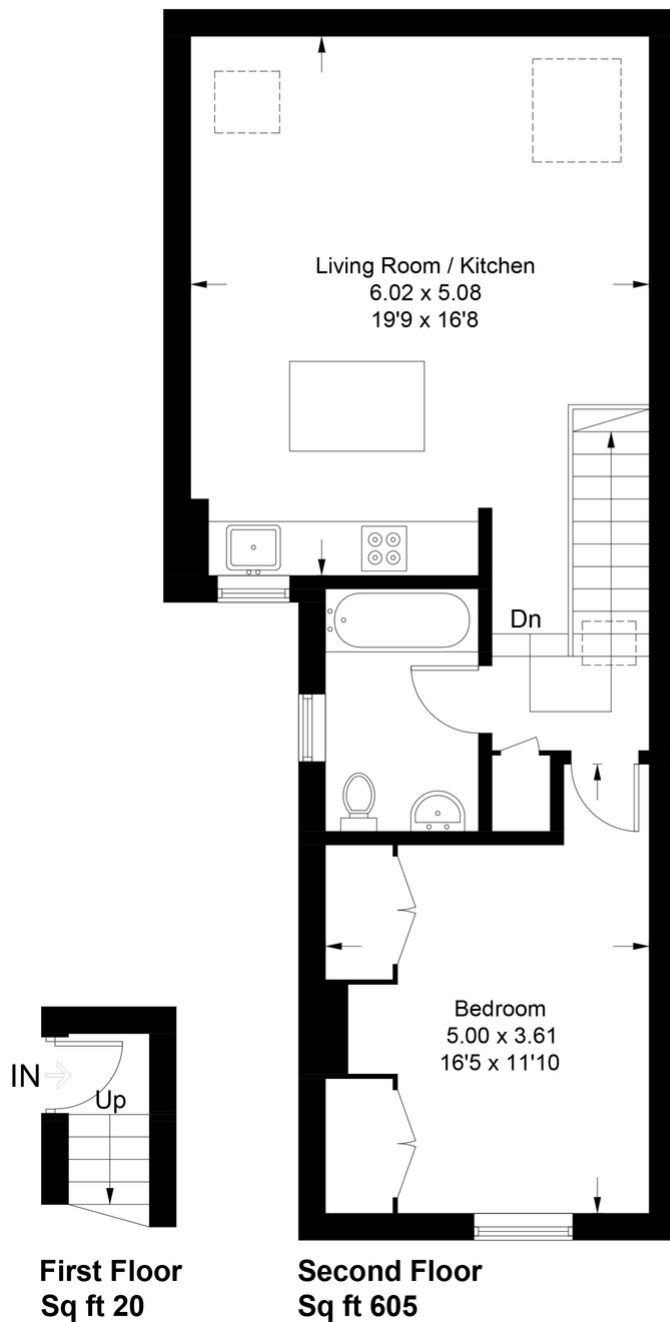
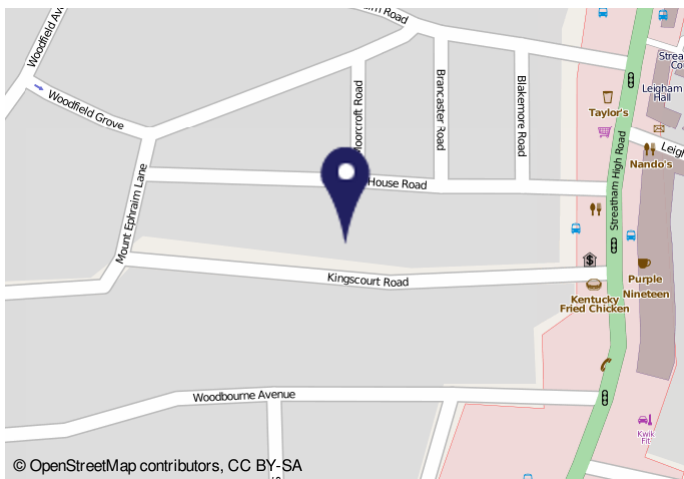


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID783926)



**Energy Performance Certificate**

85c Kingscourt Road, LONDON, SW16 1JA  
 Dwelling type: Top-floor flat  
 Date of assessment: 11 December 2019  
 Date of certificate: 19 December 2019

Reference number: 8491-6522-0368-3859-7992  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 60 m<sup>2</sup>

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	Potential costs	Potential future savings
Over 3 years you could save	£ 132	£ 108	£ 24
	£ 475	£ 478	£ 48
	£ 270	£ 275	£ 48
	£ 1,362	£ 1,298	£ 64

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The highest rating shows the best your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65). The EPC rating shown here is based on apparent assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1. Low energy lighting for all fixed outlets	£15	£ 65

To receive advice on what measures you can take to reduce your energy bills, visit [www.openplansketch.com](http://www.openplansketch.com) or call Response 800 44202. The Green Deal may enable you to make your home warmer and cheaper to run.

**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.