

Kingscourt Road, Streatham SW16

Borough: Lambeth

£2,250 pcm

- Four double bedroom house
- Two reception rooms



This period property offers generous accommodation, the ground floor comprises; spacious living room with French doors leading onto a private and well maintained garden, dining room, kitchen/dining room with appliances and cellar on the ground floor. The upper floors offer four double bedrooms, family bathroom and separate WC. The property is available soon and comes furnished. Suitable for a family or sharers alike.

Kingscourt Road

Approximate Gross Internal Area (Excluding Eaves)

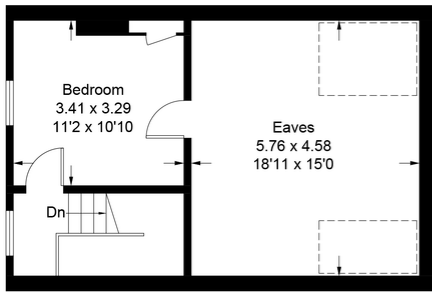
146.1 sq m / 1573 sq ft

Reduced Headroom = 9.8 sq m / 105 sq ft

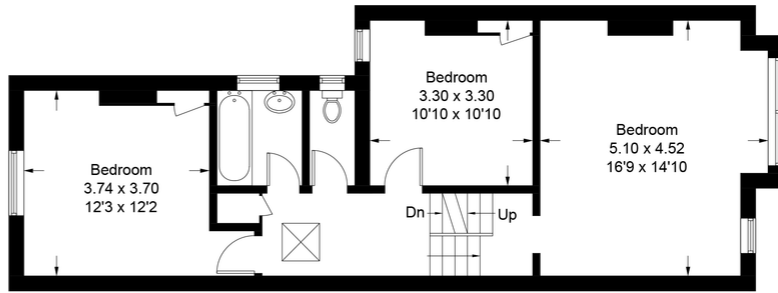
Total = 155.9 sq m / 1678 sq ft



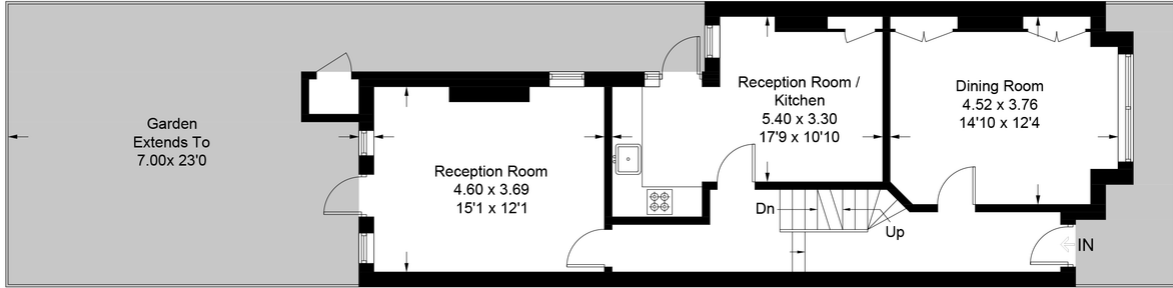
= Reduced headroom below 1.5m / 5'0"



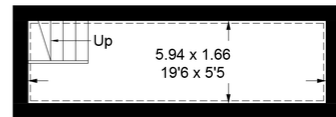
Second Floor



First Floor

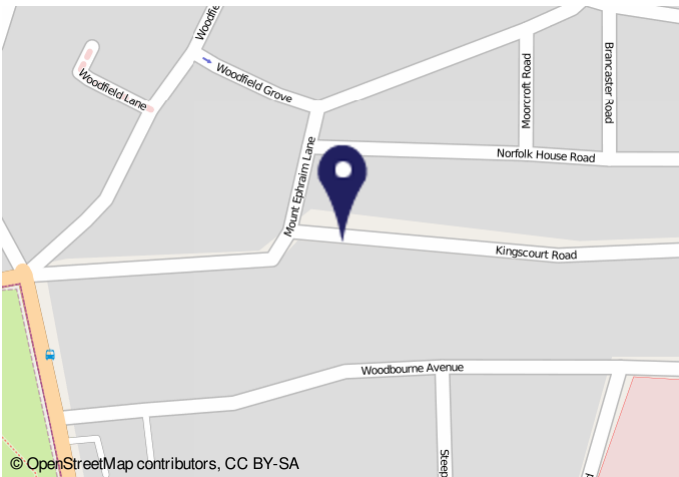


Ground Floor



Cellar

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID518487)



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Energy Performance Certificate

104, Kingscourt Road
LONDON
SW16 1UB

Chilling type: Mechanical boiler
Date of assessment: 03 October 2011
Date of certificate: 03 October 2011
Reference number: 515-2807-0200-0429-2961
Type of assessment: SAP entering dwelling
Total floor area: 146 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

The energy efficiency rating is a measure of the home's energy efficiency based on a standard efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of the home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact the home has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current		Potential
Energy use	360 kWh/m ² per year	272 kWh/m ² per year	272 kWh/m ² per year
Carbon dioxide emissions	10 tonnes per year	7.8 tonnes per year	7.8 tonnes per year
Lighting	£150 per year	£64 per year	£64 per year
Heating	£1,630 per year	£1,350 per year	£1,350 per year
Hot water	£88 per year	£83 per year	£83 per year

You could save up to **£396** per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to ask for the Energy Saving Trust Recommended logo when buying energy-efficient products. It is a quick and easy way to identify the most energy-efficient products on the market.

This EPC and accompanying report may be given to the Energy Saving Trust to provide you with information on improving your energy performance.

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.