

## Kingscourt Road, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

**£1,050,000**

- Fantastic Victorian family house
- Delightful South-facing garden

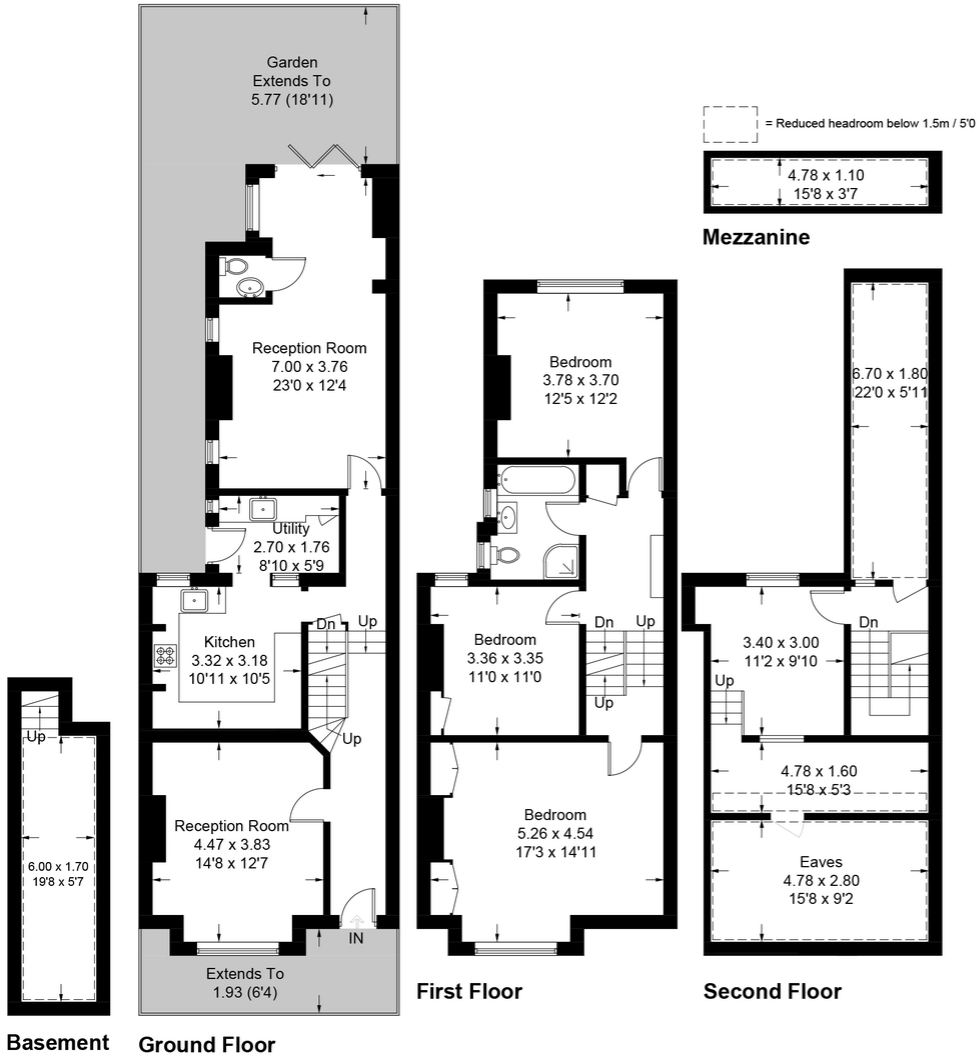


A wonderful family house on this popular residential street. The beautiful Victorian building is brilliantly cared for and has a wealth of period features throughout. The accommodation on the ground floor comprises large reception room to the front, kitchen-breakfast room and utility room in the middle, downstairs cloakroom and then huge family room to the rear, leading to the pretty South-facing garden.

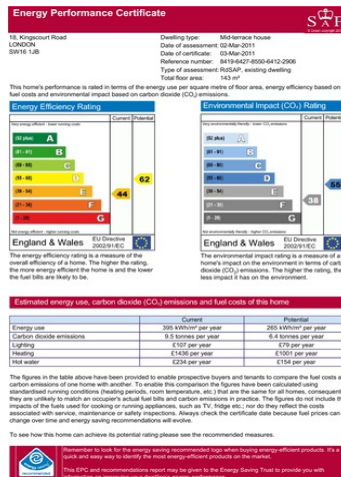
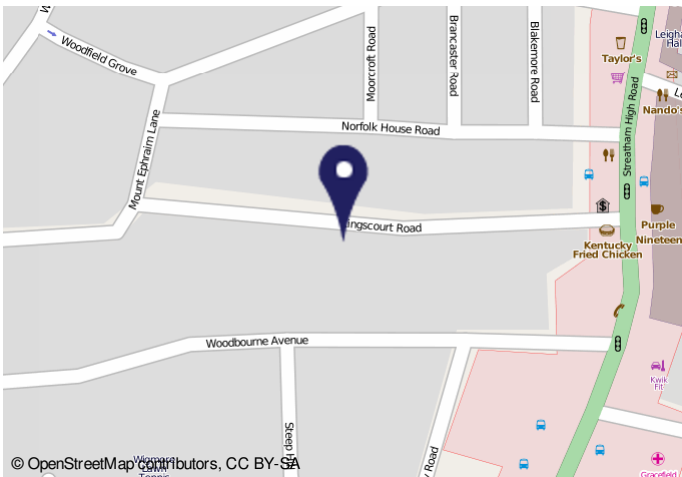
There are three bedrooms and family bathroom plus a fantastic further bedroom/studio and access to the large loft space at the front of the property. Nearby are the wonderful Tooting Bec Common with access to Balham at one end and the brilliant array of shops, bars and restaurants of Streatham Hill at the other. Streatham Hill Station is a short walk away with excellent rail links to the City and there are also good schools

# Kingscourt Road

Approximate Gross Internal Area(Excluding Eaves) = 163.1 sq m / 1756 sq ft  
 Reduced Headroom = 29.5 sq m / 318 sq ft  
 Total = 192.6 sq m / 2074 sq ft



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. (ID322576)



**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.