

Kingscourt Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£950,000

- Four bedroom house
- South-facing garden



A lovely Victorian house on this sought-after street between Streatham Hill Station and Tooting Bec Common. The four-bedroom property has a wealth of wonderful period features including lovely original floorboards, fireplaces and stunning stained glass around the front door. The garden is South-facing and accessed from a large family room to the rear of the property. There is also another reception room to the front of the property with the kitchen-breakfast room completing the ground floor. Above are four good bedrooms with the potential for further extension in to the loft subject to the usual permissions.

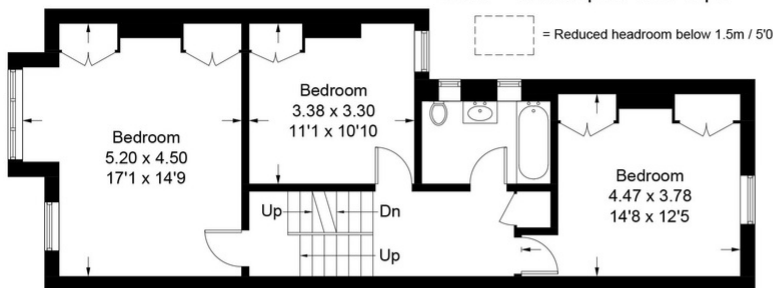
Kingscourt Road

Approximate Gross Internal Area (Excluding Eaves)

150.9 sq m / 1624 sq ft

Reduced Headroom / Cellar = 9.6 sq m / 103 sq ft

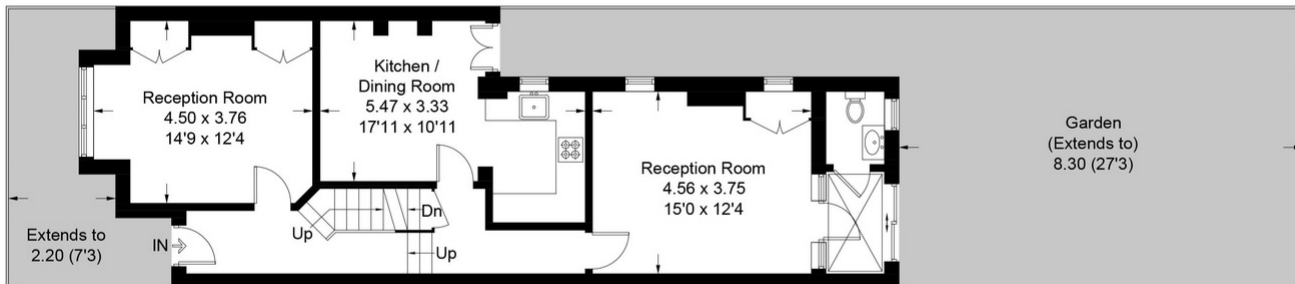
Total = 160.5 sq m / 1727 sq ft



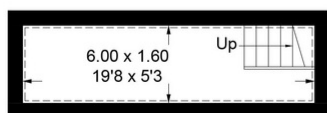
First Floor



Second Floor

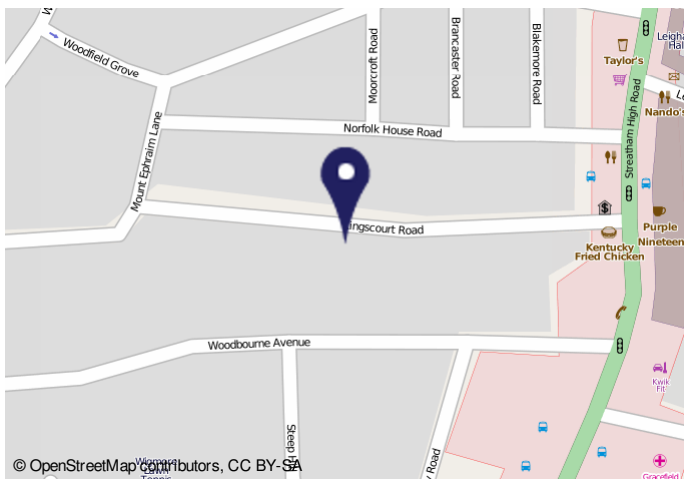


Ground Floor



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. (ID348337)



Energy Performance Certificate

74 Kingscourt Road
LONDON
SW16 1UB

Building type: M2 terraced house
Date of assessment: 14 January 2012
Date of certificate: 14 January 2012
Reference number: 2428 1457 2126 4936 4903
Type of assessment: RDSAP
Total floor area: 156 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	Current	Potential	Environmental impact (CO ₂) Rating	Current	Potential
Energy Efficiency Rating	D	C	Environmental impact (CO ₂) Rating	4	3

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	242 kWh per year	203 kWh per year
Carbon dioxide emissions	6.7 tonnes per year	5.8 tonnes per year
Lighting	£141 per year	£88 per year
Heating	£360 per year	£267 per year
Hot water	£152 per year	£124 per year

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.