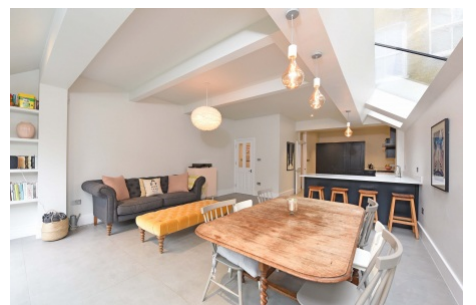


Kingscourt Road, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth


Offers in excess of £1,000,000

- Four bedrooms
- Beautifully presented




A beautifully presented natural four bedroom two bathroom family house with South-facing garden, located between Streatham Hill and Tooting Bec Common. The wider than average Victorian property benefits from period features and has been updated with a side return and open plan living-kitchen area going out on to the garden. The cellar has been tanked and facilities include a laundry space and further storage. The property is on a very desirable road, close to the shops, bars and restaurants of the High Street as well as Streatham Hill Station with direct routes to Victoria and London Bridge. Tooting Bec Common is towards the other end of the road and in the direction of both Tooting and Balham.

Approximate Gross Internal Area

 = 171.1 sq m / 1842 sq ft

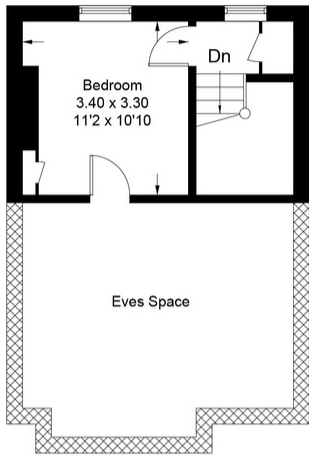
Approximate Eaves Space

 = 21.6 sq m / 232 sq ft

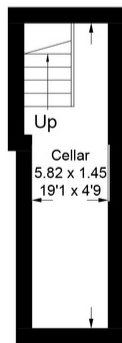
Total Areas Shown on Plan

192.7 sq m / 2074 sq ft

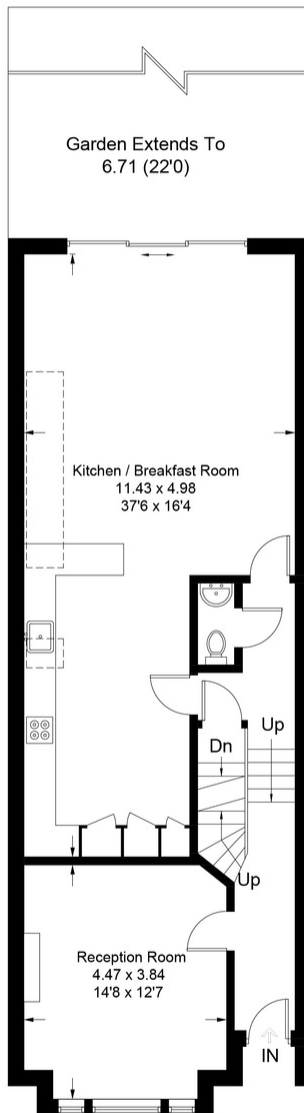
Kingscourt Road



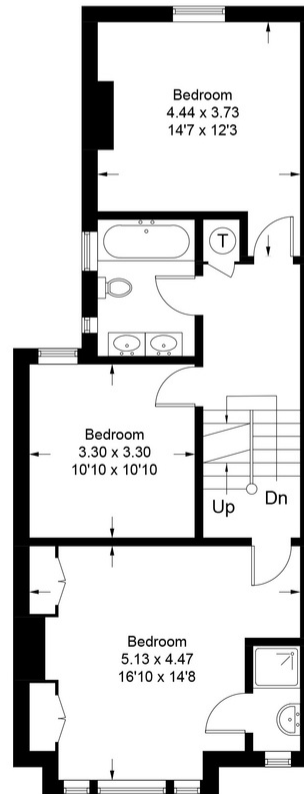
Second Floor
Sq ft 183



Cellar
Sq ft 94

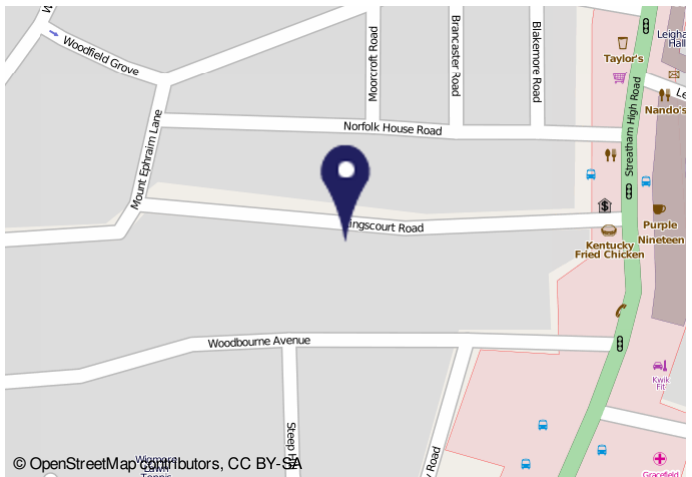


Ground Floor
Sq ft 872



First Floor
Sq ft 693

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID386747)



Energy Performance Certificate HM Government

26, Kingscourt Road, LONDON, SW16 1UB
 Dwelling type: Mid-terrace house
 Date of assessment: 23 October 2017
 Date of certificate: 24 October 2017

Reference number: 8823-6620-4369-3707-1926
 Type of assessment: RdSAP existing dwelling
 Total floor area: 106 m²

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:		£ 3,636
Over 3 years you could save		£ 975

Estimated energy costs of this home		
Current costs	Potential costs	Potential future savings
Lighting: £ 426 over 3 years	£ 392 over 3 years	You could save £ 975 over 3 years
Heating: £ 2,781 over 3 years	£ 2,148 over 3 years	
Hot Water: £ 429 over 3 years	£ 201 over 3 years	
Total: £ 3,636	£ 2,681	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and electricity generated by micro-generation.

Energy Efficiency Rating

This 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 on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard 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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 669	Yes
2 Low energy lighting for all fixed outlets	£50	£ 150	Yes
3 Solar water heating	£4,000 - £8,000	£ 156	Yes

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

To find out more about the recommended measures and actions you could take today to save money visit www.gov.uk/energy-guidance or call 0800 122 1224 (texted option only). 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.