

Kingscourt Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

Offers in excess of £500,000

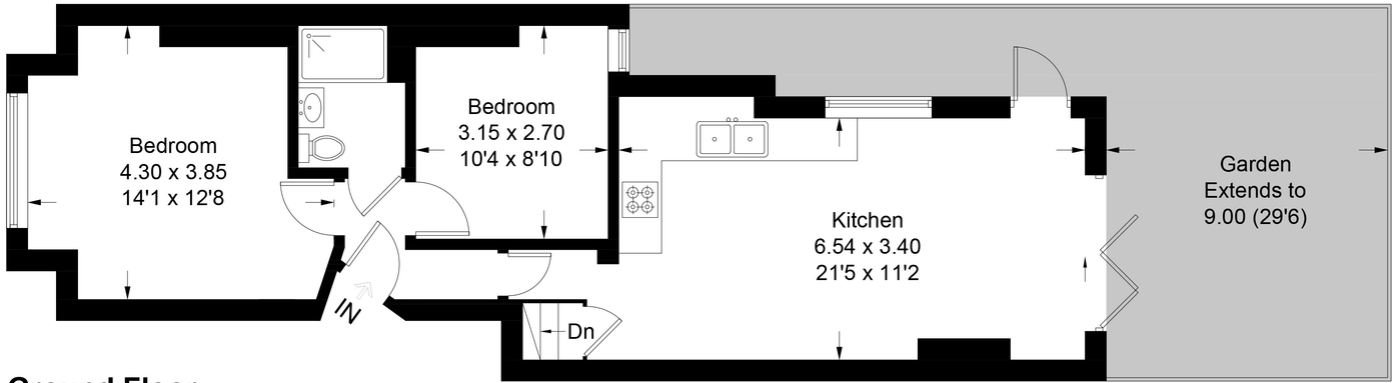
- Two bedrooms
- Victorian conversion



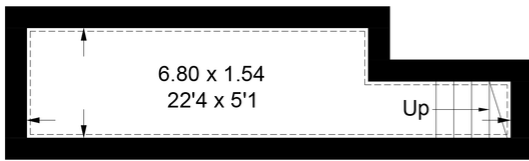
A wonderful two bedroom Victorian conversion on this hugely popular street near Streatham Hill station. The flat has been refurbished to an extremely high standard with spacious and bright open-plan kitchen and reception with bi-fold doors leading to a landscaped rear garden. The two bedrooms are both doubles and the well-appointed bathroom has a contemporary feel. The flat also comes with a share in the freehold (of three flats in the building, two share the freehold and the other is retained on a lease of less than 80 years - further information available regarding the benefits of this). Kingscourt Rd is in a wonderful position with Tooting Bec Common at one end and easy bus routes to Balham and the Northern Line tube and the excellent array of shops, bars and restaurants of Streatham Hill at the other.

Kingscourt Road

Approximate Gross Internal Area = 54.9 sq m / 591 sq ft
 Reduced Headroom = 9.0 sq m / 97 sq ft
 Total = 63.9 sq m / 688 sq ft



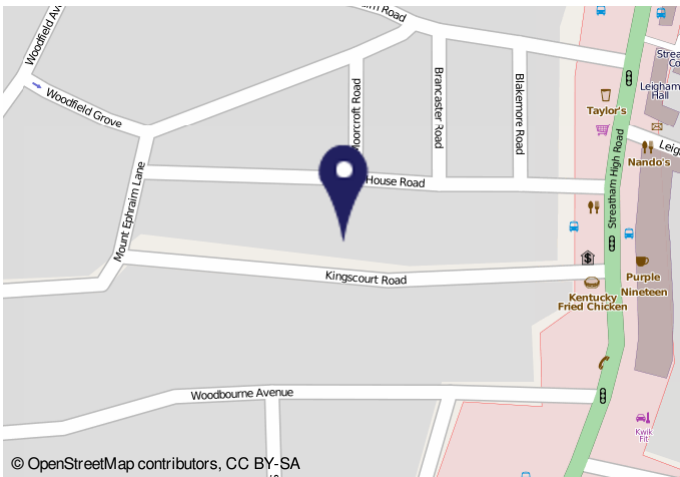
Ground Floor



Cellar

= Reduced headroom below 1.5m / 5'0"

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. (ID392216)



Energy Performance Certificate HM Government

Flat 1, 83 Kingscourt Road, LONDON, SW16 1JA
 Dwelling type: Mid-rise flat
 Date of assessment: 08 February 2017
 Date of certificate: 09 February 2017
 Reference number: 0388-5031-7252-1673-4954
 Type of assessment: RdSAP existing dwelling
 Total floor area: 53 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:

Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years
Heating	£ 1,014 over 3 years	£ 636 over 3 years
Hot Water	£ 279 over 3 years	£ 262 over 3 years
Total	£ 1,425	£ 830

Over 3 years you could save **£ 375**

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings
Lighting	£ 132 over 3 years	£ 132 over 3 years
Heating	£ 1,014 over 3 years	£ 636 over 3 years
Hot Water	£ 279 over 3 years	£ 262 over 3 years
Total	£ 1,425	£ 830

These figures show how much the average household would spend in this property for heating, lighting and hot water and it 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 microgeneration.

Energy Efficiency Rating

The 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	£ 372	Yes

To find out more about the recommended measures and other actions you could take to help to save money visit www.gov.uk/energy-guidance or call 0800 553 304 (national call rate). The Green Deal will continue 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.