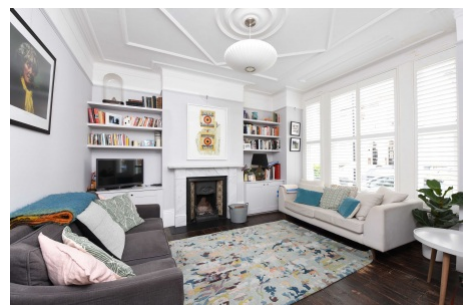


Kingscourt Road , Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

£950,000

- Four bedrooms
- Victorian house



A lovely four bedroom Victorian House on this hugely popular street near Streatham Hill Station. The house is presented in excellent order, has a cellar and an attractive South-facing private garden. Kingscourt Road benefits from the excellent shops, bars and restaurants of Streatham High Road at one end and the wide open spaces of Tooting Bec Common near the other. The outstanding Henry Cavendish Primary School is also a short distance away. Streatham Hill Station offers direct routes in to London Bridge and Victoria. Numerous bus routes line the high road allowing swift access to Brixton and the Victoria Line

Kingscourt Road

Approximate Gross Internal Area Total = 148.1 sq m / 1594 sq ft
(Excluding Loft Space)

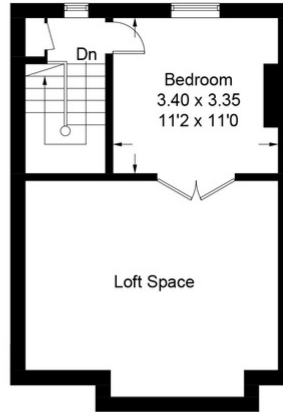
Cellar = 9.7 sq m / 104 sq ft

Storage = 1.5 sq m / 16 sq ft

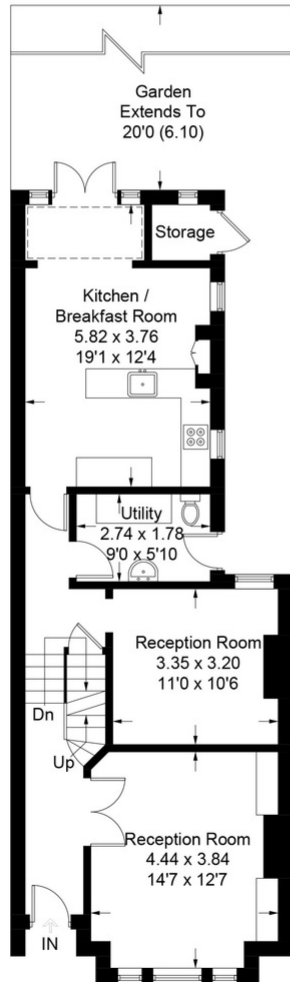
Total = 159.3 sq m / 1714 sq ft



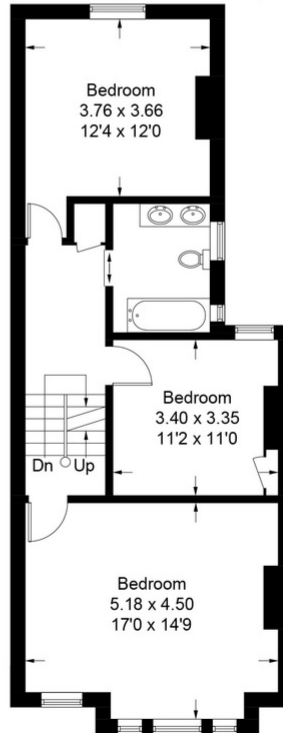
= Reduced headroom below 1.5m / 5'0"



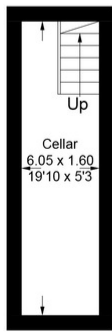
Second Floor
Sq ft 179
(Excluding Loft Space)



Ground Floor
Sq ft 723

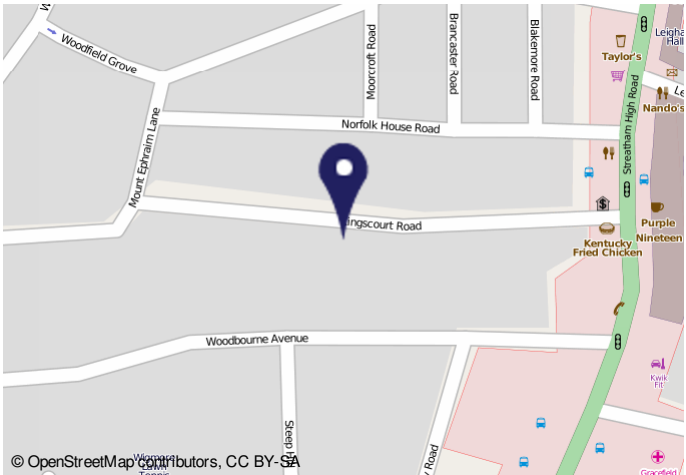


First Floor
Sq ft 692



Cellar
Sq ft 104

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID394796)



Energy Performance Certificate HM Government

12, Kingscourt Road, LONDON, SW16 1UB
 Dwelling type: Mid-terrace house
 Date of assessment: 04 March 2013
 Date of certificate: 05 March 2013
 Reference number: 8877-7227-0720-4534-2956
 Type of assessment: RdSAP existing dwelling
 Total floor area: 157 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: £ 4,341
 Over 3 years you could save £ 1,341

Estimated energy costs of this home

Current costs	Potential costs	Potential future savings
Lighting: £ 261 over 3 years	£ 261 over 3 years	You could save £ 1,341 over 3 years
Heating: £ 3,851 over 3 years	£ 2,457 over 3 years	
Hot Water: £ 279 over 3 years	£ 282 over 3 years	
Total: £ 4,341	£ 3,000	

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 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	£4,300 - £14,000	£ 1,032	
2 Floor insulation	£300 - £1,200	£ 150	
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £8,900	£ 162	

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

To find out more about the recommended measures and other actions you could take to save money, visit www.gov.uk/energy-guidance or call 0800 123 1234 (standard national rate). The Green Deal will enable you to finance your home repairs and improve its U-value.

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.