

Kingscourt Road , Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

£525,000

- Two bedrooms
- Victorian conversion



A beautiful and spacious two double bedroom flat occupying the top floors of a converted period house. The accommodation is split-level, airy and light throughout with well-proportioned rooms. The property also comprises a large south-facing reception room, a newly fitted, eat-in kitchen and bathroom. One of the bedrooms has direct access to a large loft easily accessed via a door on the same level. This is in a very popular and quiet residential road off Streatham High Road boasting a wide variety of shops, bars and restaurants. Tooting Bec Common is situated at the other end of the road with Balham a short walk away, as is Henry Cavendish Primary School. Streatham Hill station connects directly to Victoria, London Bridge and Clapham Junction. Also many bus routes give access to the city centre from the High Road.

Kingscourt Road

Approximate Gross Internal Area Total = 91.3 sq m / 983 sq ft

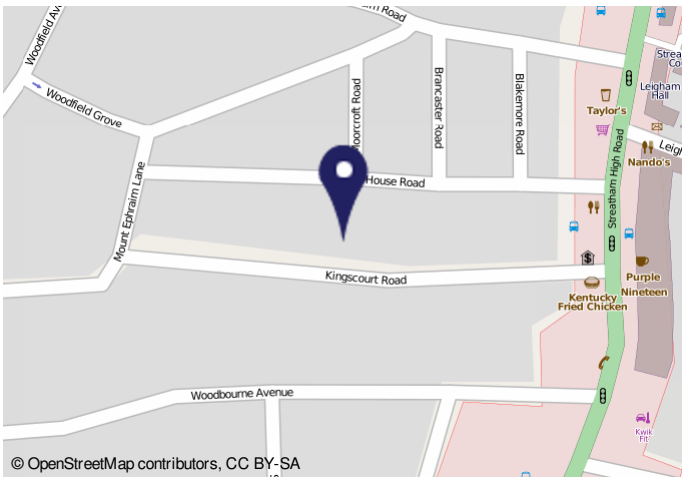


Ground Floor
Sq ft 30

First Floor
Sq ft 680

Second Floor
(Excluding Loft Storage)
Sq ft 273

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID443178)



Energy Performance Certificate

1001, Kingscourt Road
LONDON
SW16 7LA

Dwelling type: Top-floor maisonette
Date of assessment: 09 January 2012
Date of certificate: 10 January 2012
Reference number: 0916-3021-0200-142-0900
Type of assessment: RPSAP, existing dwelling
Total floor area: 81 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Rating	Current	Potential
Energy Efficiency	C	B
Environmental Impact (CO ₂)	D	C

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

	Current	Potential
Energy use	317 kWh/year per year	279 kWh/year per year
Carbon dioxide emissions	5.5 tonnes per year	4.9 tonnes per year
Lighting	£96 per year	£46 per year
Heating	£261 per year	£760 per year
Hot water	£122 per year	£100 per year

You could save up to £123 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with repairs, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a simple and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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.