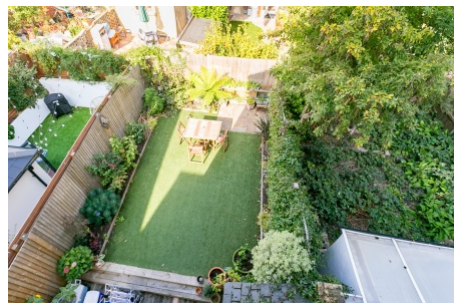


## Kingscourt Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

**£900,000**

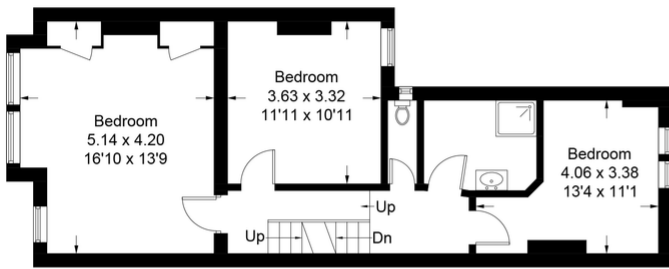
- Four double bedrooms
- Lovely private garden



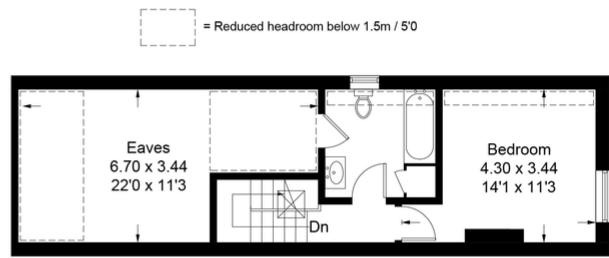
This wonderful Victorian, natural four bedroom family home retains many original features such as fireplaces, stripped floor boards and ceiling detail as well as benefiting from lots of natural light. The cellar is tanked and there is potential to extend (STPP). Kingscourt Road sits perfectly between Streatham High Road and Tooting Bec Common offering easy access to the Balham as well as Streatham Hill. Henry Cavendish is within close proximity for a local primary school. Streatham High Road offers a wide variety of shops, bars, gyms and restaurants. The nearest station is Streatham Hill offering direct routes in to London Bridge and Victoria. There are numerous bus routes to Brixton (Victoria Line) as well as central London.

# Kingscourt Road

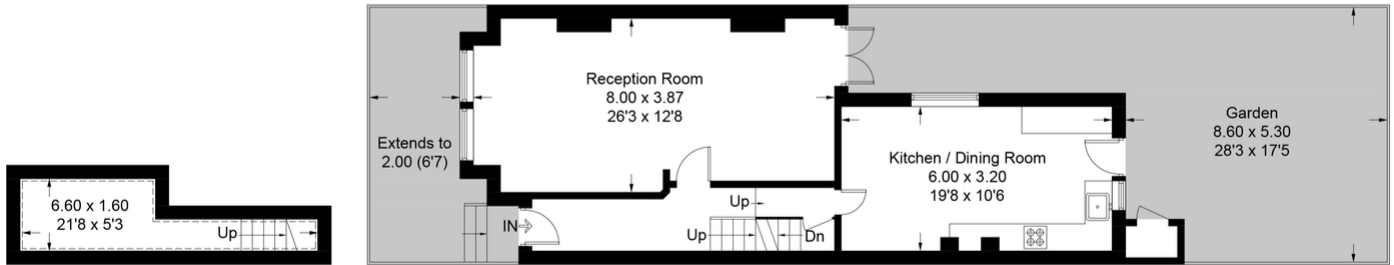
Approximate Gross Internal Area (Excluding Eaves) = 142.2 sq m / 1531 sq ft  
 Reduced Headroom / Cellar = 9.5 sq m / 102 sq ft  
 Total = 151.7 sq m / 1633 sq ft



First Floor



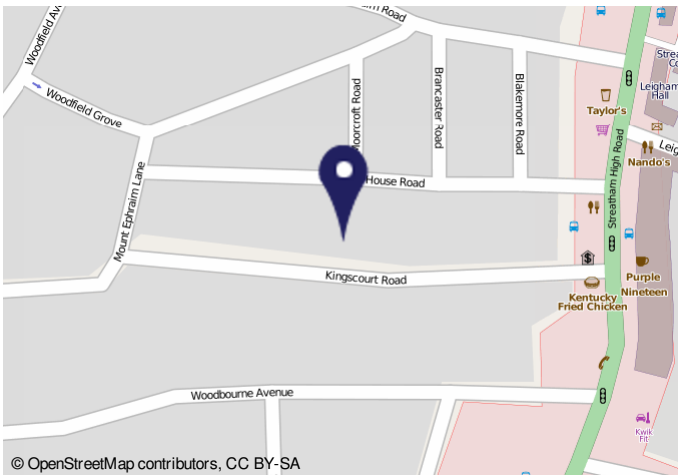
Second Floor



Cellar

Ground Floor

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. (ID485636)



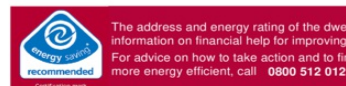
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) e

	G
Energy use	349 kWh
Carbon dioxide emissions	8.9 tonne
Lighting	£161
Heating	£1201
Hot water	£182

Based on standardised assumptions about occupancy, table provides an indication of how much it will cost to run the property. The fuel costs only take into account the cost of fuel at inspection. This certificate has been provided for comparison with another. Always check the date the certificate was issued and energy saving recommendations will evolve over time. To see how this home can achieve its potential rating go to [www.gov.uk/energy-efficiency](https://www.gov.uk/energy-efficiency)



**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.