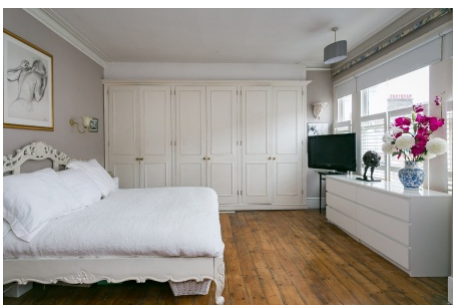


Kingscourt Road, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

£1,000,000

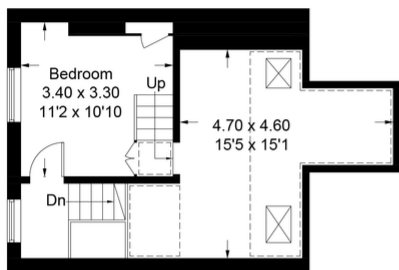
- Four double bedrooms
- Original Victorian features



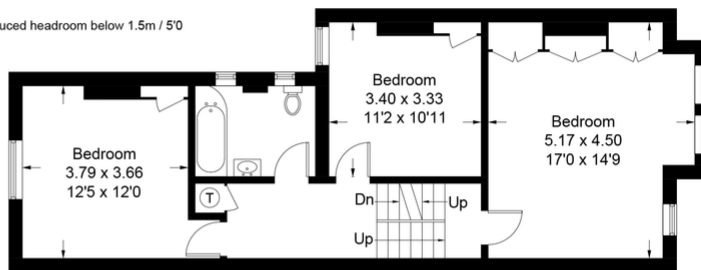
A spectacular four bedroom Victorian family home in the heart of Streatham Hill. The property boasts from many original features including working fireplaces, beautiful ceiling detail and stripped floor boards. The kitchen/living area has been opened up to create a wonderful family ambience, to include lots of natural light. The property has ample room, as well as a cellar, fitted with the added luxury of a sauna. Kingscourt Road is nestled between Streatham High Road and Tooting Bec Common offering easy access to Balham as well as the many offerings of Streatham High Road. This includes good bars, restaurants, shops and leisure activities. Henry Cavendish is within close proximity for a local school. There are numerous transport links, including Streatham Hill Station offering direct routes to London Bridge and London Victoria.

Kingscourt Road

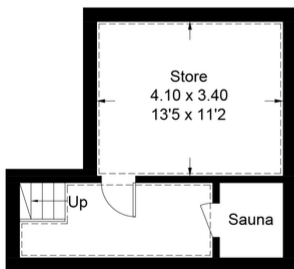
Approximate Gross Internal Area = 163.0 sq m / 1755 sq ft
 Reduced Headroom = 32.6 sq m / 351 sq ft
 Total = 195.6 sq m / 2106 sq ft



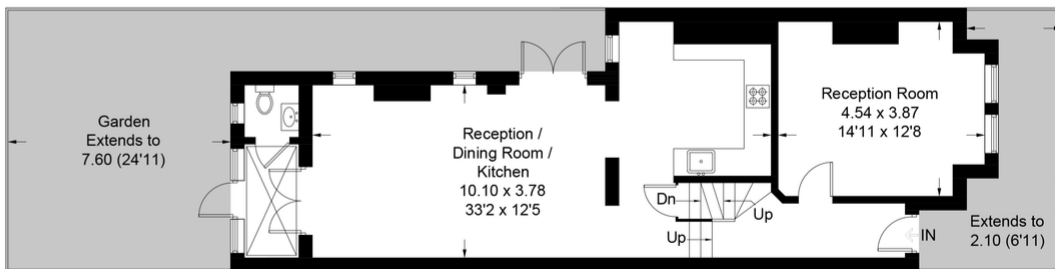
Second Floor



First Floor

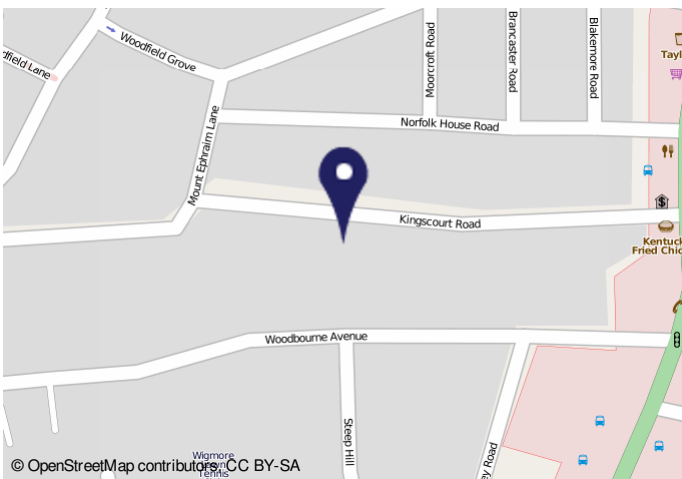


Cellar



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. (ID530118)



Energy Performance Certificate HM Government

60, Kingscourt Road, LONDON, SW16 1JB
 Dwelling type: Mid-terrace house
 Date of assessment: 18 September 2018
 Date of certificate: 18 September 2018
 Reference number: 0742-2858-6413-8066-9501
 Type of assessment: RdSAP existing dwelling
 Total floor area: 166 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	£ 7,596
Over 3 years you could save	£ 3,396

Estimated energy costs of this home

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 462 over 3 years	£ 375 over 3 years	
Heating	£ 6,438 over 3 years	£ 3,689 over 3 years	
Hot Water	£ 699 over 3 years	£ 228 over 3 years	
Total	£ 7,596	£ 4,292	You could save £ 3,396 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water and are 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 65). The EPC rating of your home is based on apparent 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
1 Internal or external wall insulation	£4,000 - £14,000	£ 603
2 Floor insulation (suspended floor)	£600 - £1,200	£ 213
3 Draught proofing	£80 - £120	£ 120

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 today to save money, visit www.gov.uk/energy-efficiency or call 0800 553 1234 (textphone) for more info. The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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.