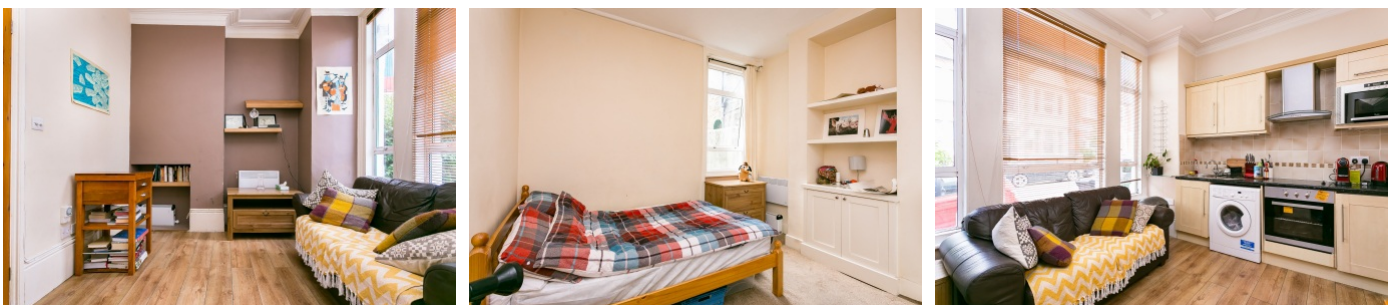


Kingscourt Road , Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£275,000

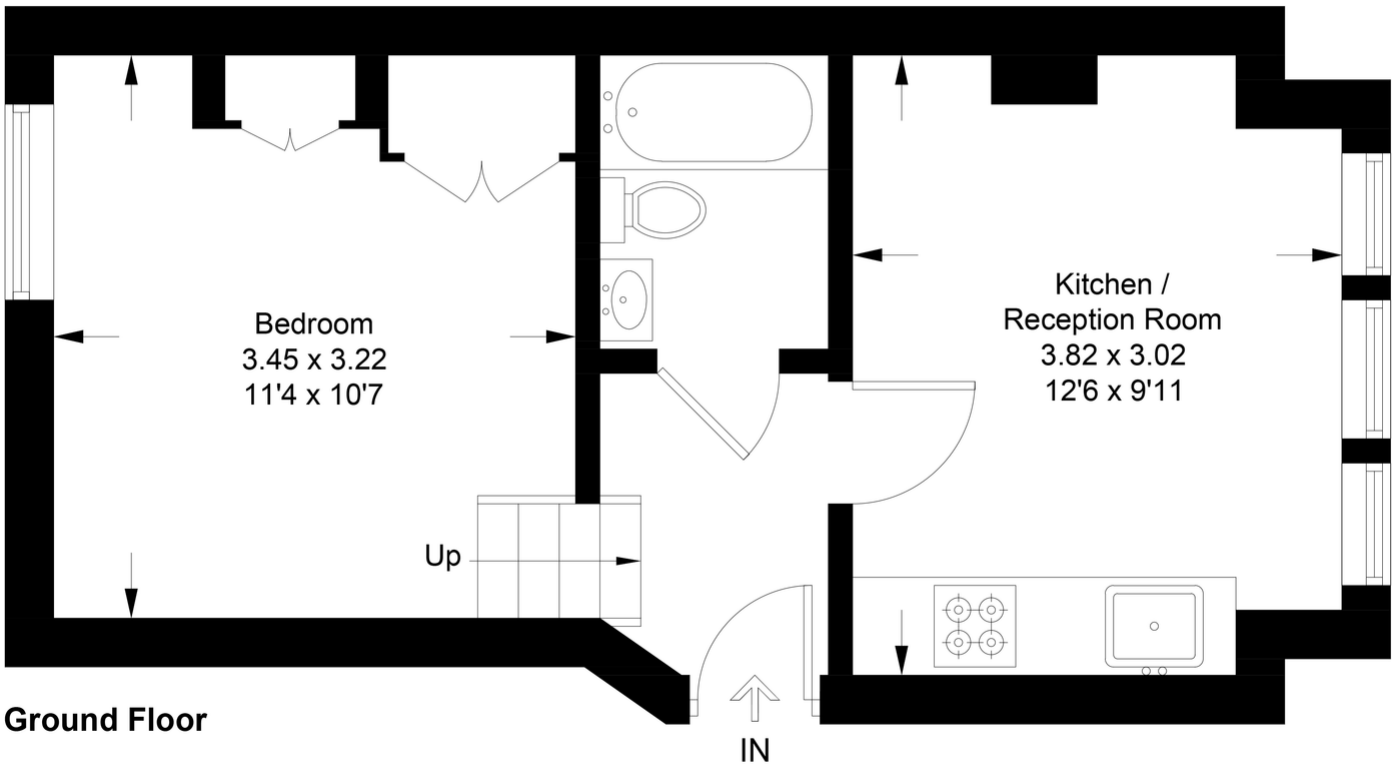
- Chain free
- Beautiful Victorian conversion



An excellently located one bedroom property on Kingscourt Road. The compact split level one bedroom flat is situated on the ground floor of this beautiful Victorian conversion. The property is ideal for a first time buyer or would be a great opportunity for a buy to let. The property comprises of an open living and kitchen area with a bay window, allowing light to stream through. The bedroom is situated separately from the rest of the flat. Kingscourt Road nests between Streatham High Road and Tooting Bec Common offering easy access to both Balham and Streatham High Road; this includes good bars, restaurants, shops and leisure activities. There are numerous transport links, including Streatham Hill Station offering direct routes to London Bridge and London Victoria. The property is being sold chain free.

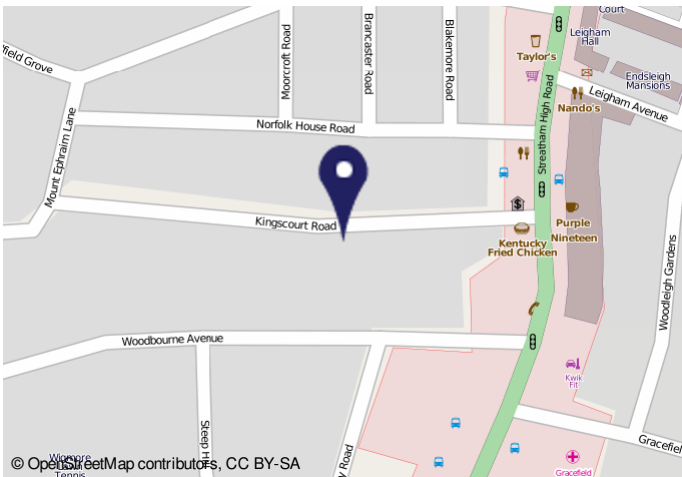
Kingscourt Road

Approximate Gross Internal Area
28.3 sq m / 305 sq ft



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. (ID567659)



Energy Performance Certificate

Flat 2, 18 Kingscourt Road, LONDON, SW16 1JB
 Dwelling type: Ground floor flat
 Date of assessment: 02 October 2018
 Date of certificate: 04 October 2018
 Reference number: 0628-6917-7260-6178-5910
 Type of assessment: RdSAP existing dwelling
 Total floor area: 31 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:		
Over 3 years you could save	£ 2,637	
	£ 1,635	

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 75 over 3 years	£ 67 over 3 years
Heating	£ 1,470 over 3 years	£ 540 over 3 years
Hot Water	£ 1,340 over 3 years	£ 275 over 3 years
Total	£ 3,485	£ 882

Energy Efficiency Rating

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.

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 does not take account of apartment associations, shared 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	£ 279
2 Floor insulation (suspended floor)	£600 - £1,200	£ 279
3 Increase hot water cylinder insulation	£15 - £30	£ 255

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

To receive advice on what measures you can take to reduce your energy bills, visit www.stromenergyadvice.org.uk or call freephone 0800 444422. The Green Deal may enable you to fund your home without any upfront cost.

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.