

Kingswood Road, Brixton Hill SW2

Tenure: Leasehold Borough: Lambeth

£325,000

- Period conversion
- Excellent location



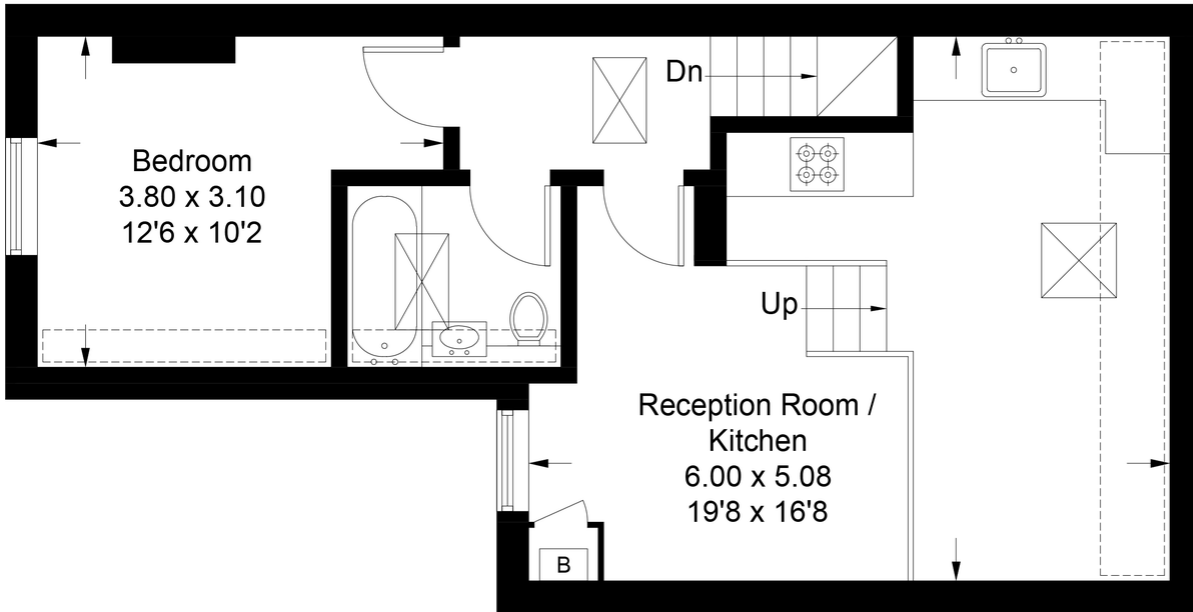
An beautifully-presented one-bedroom conversion flat with an excellent location on Kingswood Road in Brixton Hill. The accommodation offers modern open plan living and is bright and airy throughout. Kingswood Road is located in a desirable residential area nestled in between Brixton Hill & Kings Avenue. Transport links are fantastic with Brixton (Victoria Line) and Clapham North (Northern Line) in close proximity. A parade of shops, pubs and cafes are only moments away on New Park Road.

Kingswood Road

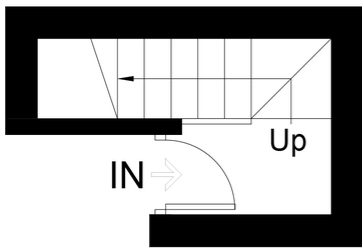
Approximate Gross Internal Area = 43.3 sq m / 466 sq ft

Reduced Headroom = 5.0 sq m / 54 sq ft

Total = 48.3 sq m / 520 sq ft



Second Floor

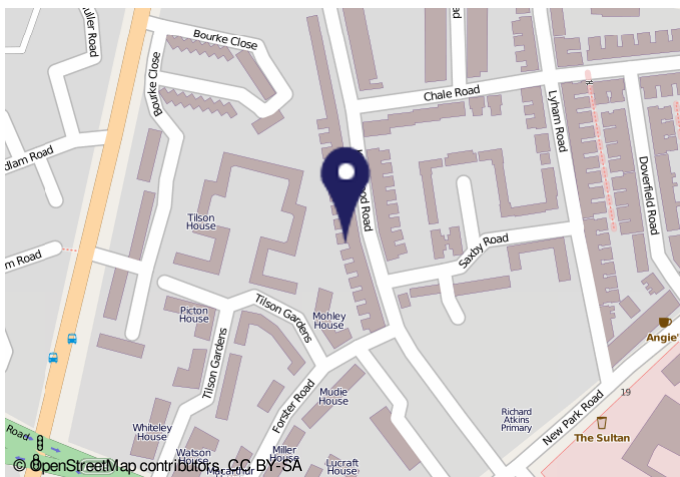


First Floor



= Reduced headroom below 1.5m / 5'0

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. (ID589884)



Energy Performance Certificate

Flat C, 92 Kingswood Road, LONDON, SW2 4JJ
 Dwelling type: Top floor flat
 Date of assessment: 21 November 2013
 Date of certificate: 21 November 2013
 Reference number: B07-4829-8390-8109-8622
 Type of assessment: RdSAP existing dwelling
 Total floor area: 43 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 making improvement measures

Estimated energy costs of dwelling for 3 years:		
Current costs	€ 1,918 over 3 years	Potential costs
Lighting	€ 87 over 3 years	€ 87 over 3 years
Heating	€ 1,218 over 3 years	€ 1,058 over 3 years
Hot Water	€ 213 over 3 years	€ 213 over 3 years
Total	€ 1,918	€ 1,298

Over 3 years you could save **€ 210**

Energy Efficiency Rating

Current	Potential

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	€ 158
2 Heating controls (room thermostats)	€350 - €450	€ 51

To receive advice on other measures you can take to reduce your energy bills, visit www.energy.gov.uk or call freephone 0800 444022. The Crown Copyright. You may not reproduce or distribute this work.

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