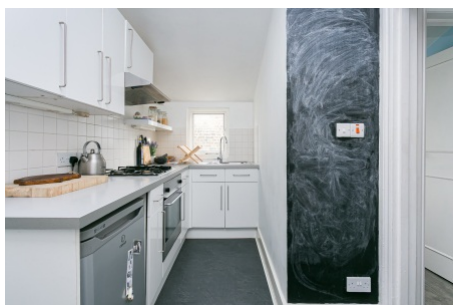


Kingscourt Road , Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

£350,000

- Charming one bedroom flat
- Top floor of period conversion




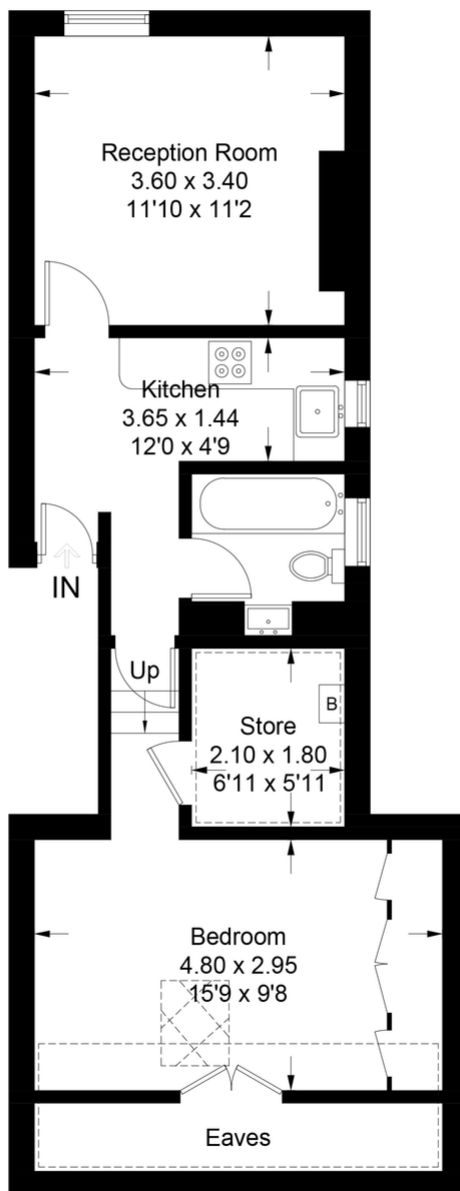
This is a delightful flat on a very popular road just off Streatham High Road. The flat is bright and tastefully decorated with a lovely feel of charm and character. There are roof top views from the main rooms and the nearby high street has all you need, shops, bars restaurants and bus routes into the city as well as Streatham Hill station which connects to London Bridge and Victoria.

Kingscourt Road

Approximate Gross Internal Area = 39.2 sq m / 422 sq ft
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 11 sq m / 118 sq ft
 Total = 50.2 sq m / 540 sq ft

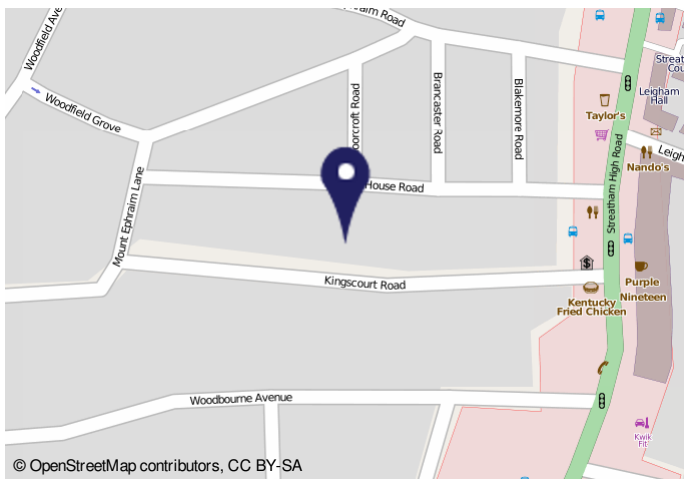


 = Reduced headroom below 1.5m / 5'0



Second 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. (ID623771)



Energy Performance Certificate

1016 Kingscourt Road
 LONDON
 SW16 1JA

Chilling type: Top-floor flat
 Date of assessment: 01 August 2011
 Date of certificate: 02 August 2011
 Type of assessment: Standard Assessment Procedure (SAP) - existing dwelling
 Total floor area: 50 m²

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential

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

	Current	Potential
Energy use	247 kWh/m ² per year	205 kWh/m ² per year
Carbon dioxide emissions	2.3 tonnes per year	1.9 tonnes per year
Lighting	£47 per year	£30 per year
Heating	£417 per year	£362 per year
Hot water	£78 per year	£68 per year

You could save up to £75 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 turning 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 impact of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, 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 Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and accompanying energy audit may be drawn to the Energy Saving Trust to provide you with information on reducing energy usage and 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.