

Kingscourt Road, Streatham SW16

Borough: Lambeth

£1,350 pcm

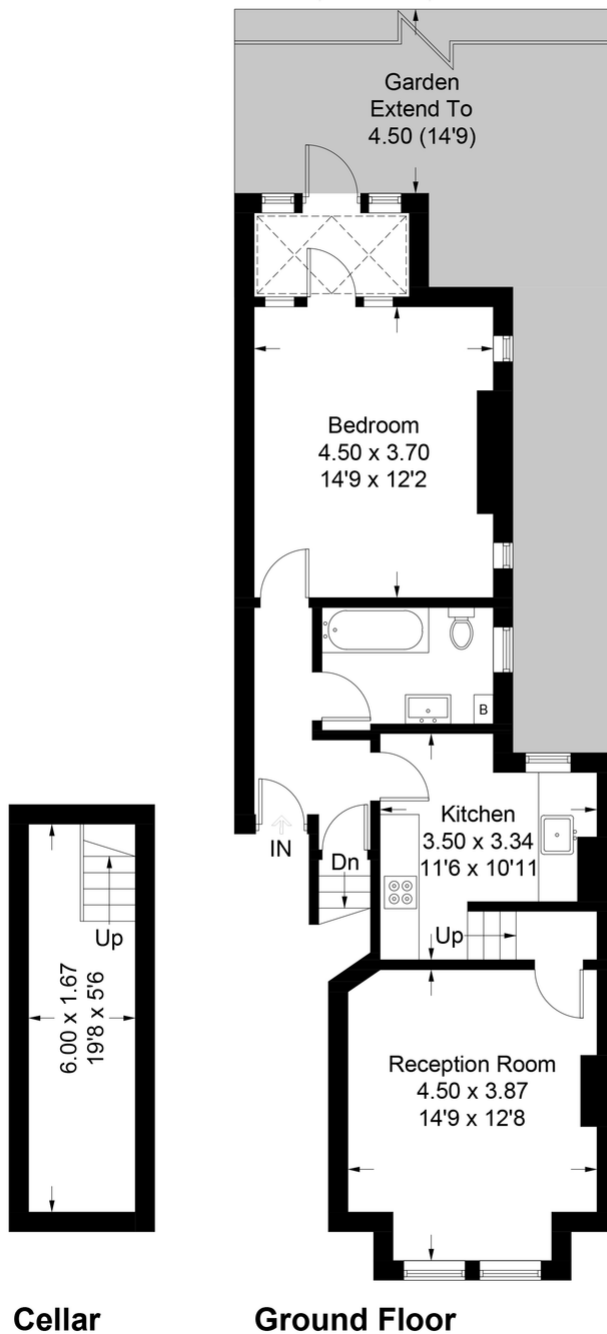
- One Bedroom Split-Level Flat
- Private Garden



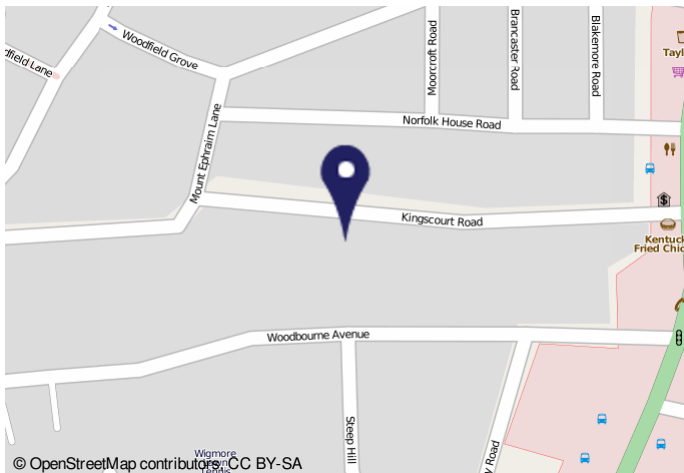
A spacious ground floor one bedroom Edwardian conversion located on Kingscourt Road. This flat comprises of; a spacious and light separate reception room, large double bedroom. Additional benefits include a private garden, and basement with storage space. Close to Streatham High Road and Streatham Hill Station; available from 5th April, part-furnished.

Kingscourt Road

Approximate Gross Internal Area = 59.5 sq m / 640 sq ft
 Cellar = 9.9 sq m / 106 sq ft
 Total = 69.4 sq m / 746 sq ft



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. (ID 626035)



Energy Performance Certificate

32a Kingscourt Road
 LONDON
 SW16 1JB

Dwelling type: Ground-floor flat
 Date of assessment: 05 February 2012
 Date of certificate: 05 February 2012
 Reference number: 0726-6031-5262-5252-3974
 Type of assessment: RPSAP - existing dwelling
 Total floor area: 67 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 | Current | Potential |
|--------------------------|---------|-----------|
| Very good (A) | | |
| Good (B) | | |
| Fair (C) | | |
| Below average (D) | | |
| Poor (E) | | |
| Very poor (F) | | |
| Very poor (G) | | |

| Environment Impact (CO ₂) Rating | Current | Potential |
|--|---------|-----------|
| Very good (A) | | |
| Good (B) | | |
| Fair (C) | | |
| Below average (D) | | |
| Poor (E) | | |
| Very poor (F) | | |
| Very poor (G) | | |

| Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home | | | | |
|---|---------------------------------|---------------------------------|---------------------------------|---------------------------------|
| | Current | Potential | Current | Potential |
| Energy use | 203 kWh/m ² per year | 203 kWh/m ² per year | 203 kWh/m ² per year | 203 kWh/m ² per year |
| Carbon dioxide emissions | 3.3 tonnes per year | 3.4 tonnes per year | 3.4 tonnes per year | 3.4 tonnes per year |
| Lighting | £24 per year | £20 per year | £20 per year | £20 per year |
| Heating | £272 per year | £262 per year | £262 per year | £262 per year |
| Hot water | £92 per year | £92 per year | £92 per year | £92 per year |

You could save up to £90 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 heating 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 impacts 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 (EST) approved logo when buying energy-efficient products. It is a mark of energy efficiency to display the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's 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.