

## Kingscourt Road, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

**£950,000**

- Excellent condition
- No chain



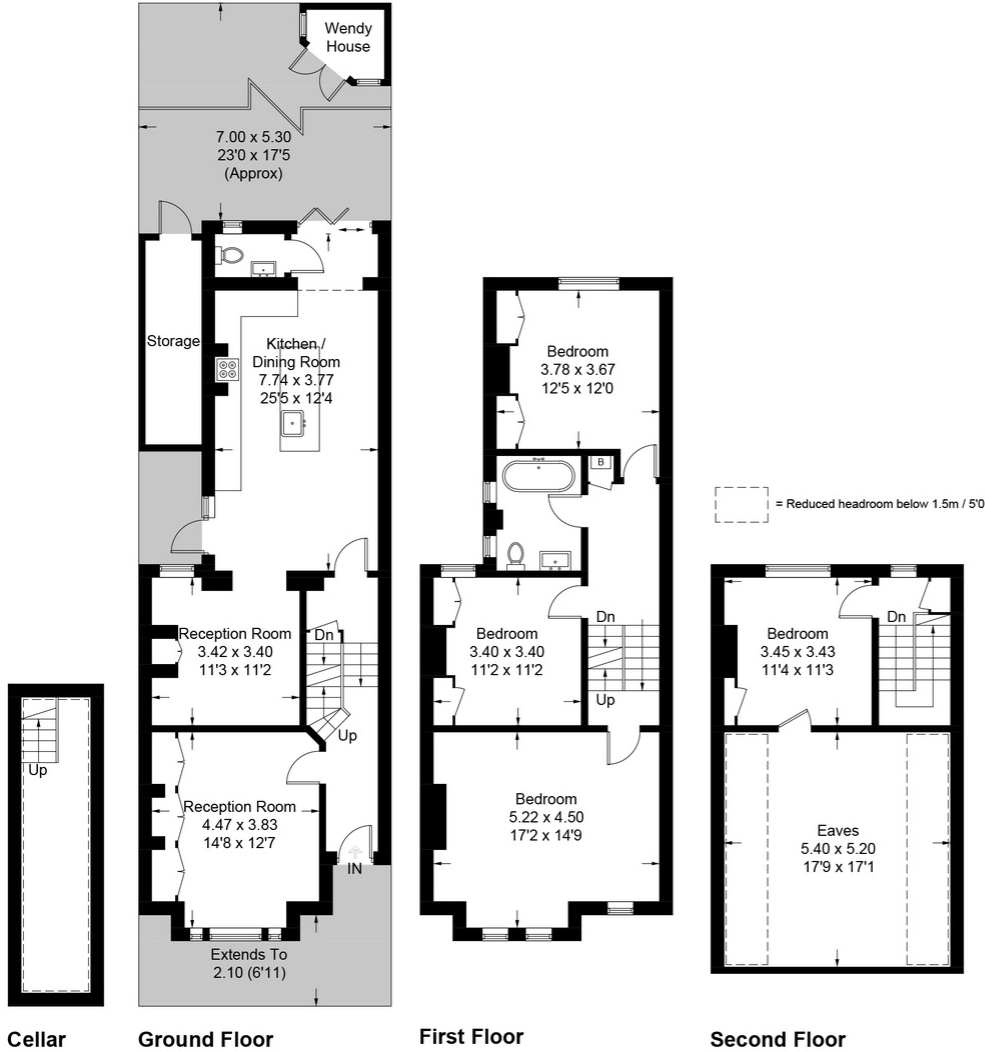
A wonderful family house on this popular residential street. The beautiful Victorian building has been well cared for and has a wealth of period features throughout. The accommodation on the ground floor comprises a spacious reception room to the front and then a large open plan dine-in kitchen with snug to the rear. The kitchen leads onto a well maintained south facing garden. There are three bedrooms and family bathroom plus a fantastic further bedroom/studio and access to the large loft space at the front of the property. Nearby is the wonderful Tooting Bec Common with access to Balham at one end and the brilliant array of shops, bars and restaurants of Streatham Hill at the other. Streatham Hill and Streatham Stations are both close and connect to Victoria and the Thames link respectively. There are also good schools nearby.

# Kingscourt Road

Approximate Gross Internal Area = 169.4 sq m / 1823 sq ft  
(Excluding Reduced Headroom / Storage / Cellar / Wendy House)

Reduced Headroom / Cellar = 20.8 sq m / 224 sq ft

Total = 190.2 sq m / 2047 sq ft



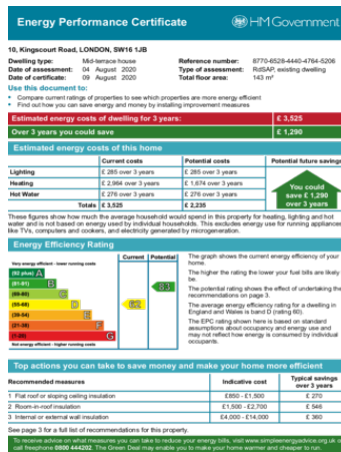
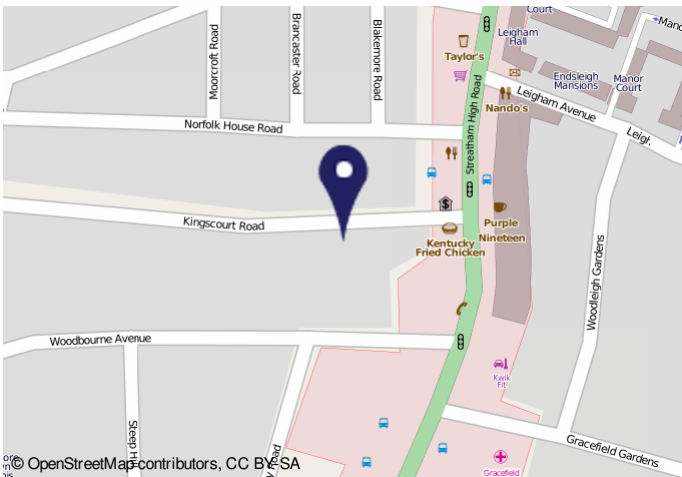
Cellar

Ground Floor

First Floor

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. (ID656589)



**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.