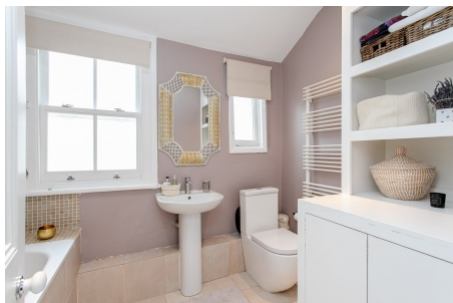


## Kingscourt Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£550,000**

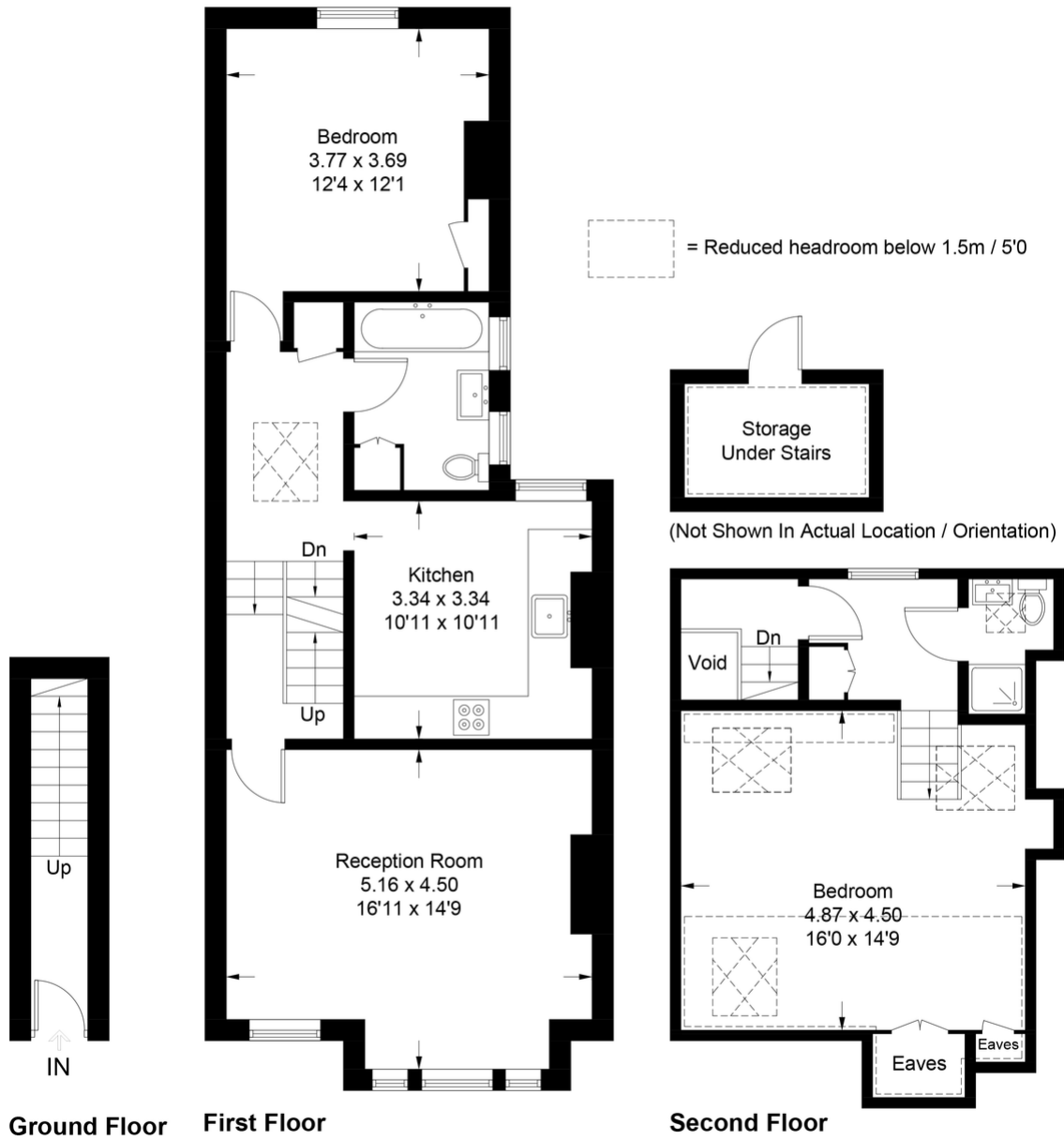
- Immaculately presented period conversion
- Over 1,100 square feet



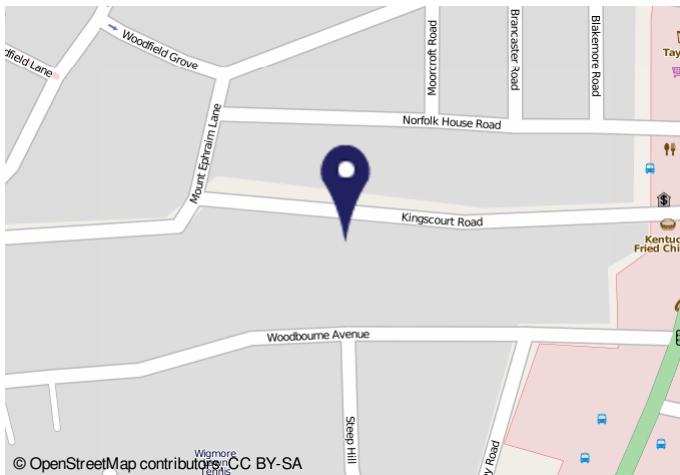
This is a beautifully presented and very spacious two, bedroom two bathroom flat occupying the top two floors of a smart converted period house. It is located on a very popular residential road just off the high street where you can find a host of shops, bars and restaurants. Streatham Hill Station is only yards away and connects directly to Victoria and Clapham junction or many buses stop at the top of the road to give alternative routes into the city and Tooting bec common is at the bottom of the road.

# 76A Kingscourt Road

Approximate Gross Internal Area = 89.5 sq m / 963 sq ft  
 (Excluding Reduced Headroom / Void)  
 Reduced Headroom = 14.9 sq m / 160 sq ft  
 Total = 104.4 sq m / 1123 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. (ID731531)



## Energy performance certificate (EPC)

The Government Road 100 Kingscourt Road LE19 1JH	<b>Energy rating</b> <div style="font-size: 2em; font-weight: bold; border: 1px solid black; padding: 5px; display: inline-block;">D</div>
Valid until 12 August 2028	Certificate number 9126-2887-7266-9194-8025

**Property type**  
Top-floor flat

**Total floor area**  
95 square metres

**Rules on letting this property**  
 Properties can be rented if they have an energy rating from A to E.  
 If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords](#) if the property is not suitable for rental or you do not want to register an exemption.

**Energy efficiency rating for this property**  
 This property's current energy rating is D. It has the potential to be C.  
[See how to improve this property'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.