

Kingscourt Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£950,000

- Four double bedroom house
- Two reception rooms



A wonderful family house on this popular residential street. The home has a wealth of period features and character throughout. The ground floor comprises; spacious living room with French doors leading onto a private garden, dining room, kitchen/dining room and cellar on the ground floor. The upper floors offer four double bedrooms, family bathroom and separate WC. Kingscourt Road is one of the prime roads in Streatham, close to the High Road and all its amenities, Streatham Hill station and various bus routes. The open spaces of Tooting Bec Common and the Lido are only a short walk away.

Kingscourt Road

Approximate Gross Internal Area (Excluding Eaves)

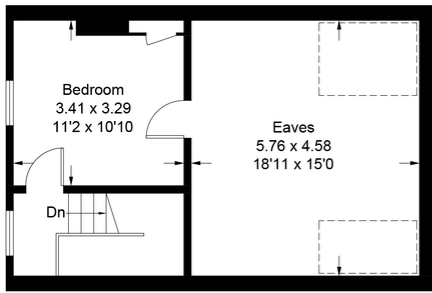
146.1 sq m / 1573 sq ft

Reduced Headroom = 9.8 sq m / 105 sq ft

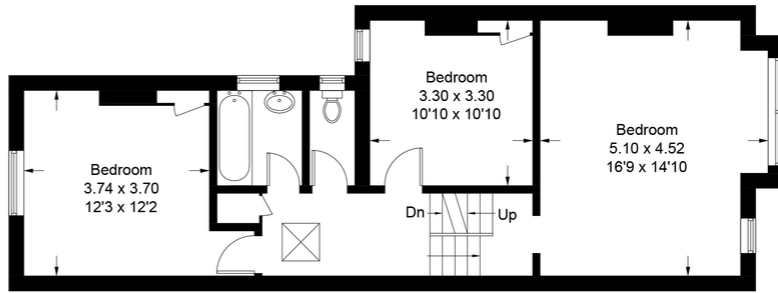
Total = 155.9 sq m / 1678 sq ft



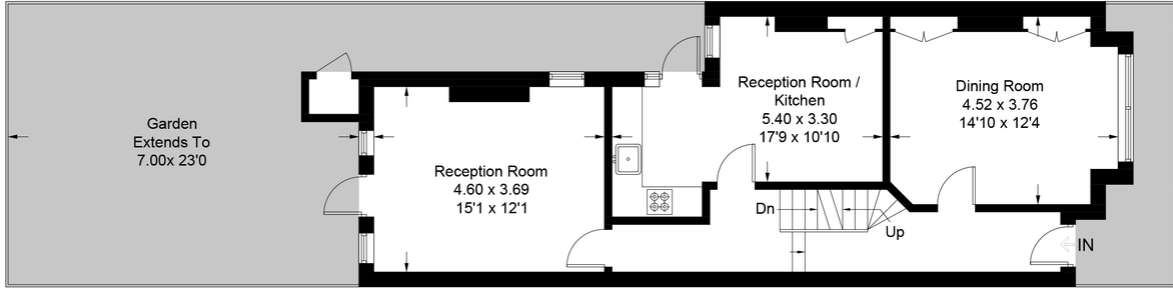
= Reduced headroom below 1.5m / 5'0"



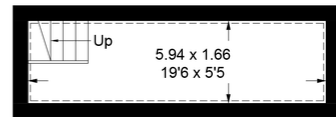
Second Floor



First Floor

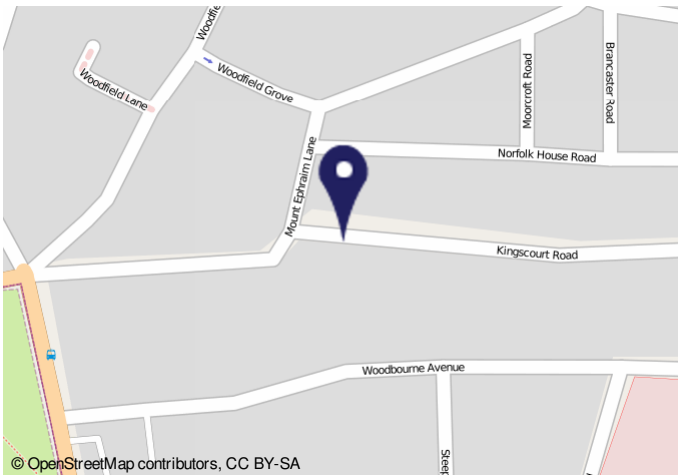


Ground Floor



Cellar

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. (ID518487)



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1/1/2022, 11:17 AM Energy performance certificate (EPC) - Final energy certificate - 02/04/2024

Energy performance certificate (EPC)		Issue date	11 January 2022
124 Kingscourt Road London, UK	Energy rating	Current rating	D
Property type	Mid-terrace house	Certificate number	W10-2880-0000-2100-2220
Total floor area	120 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 [advice on exemptions on the exemptions and exemptions page](#) ([https://www.gov.uk/government/guidance/energy-ratings-for-rented-properties](#)).

Energy efficiency rating for this property

The property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

The graph shows the property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales, the average energy rating is D, the average energy score is 60.

<https://www.gov.uk/government/guidance/energy-ratings-for-rented-properties>

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.