

Kingscourt Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£970,000

- Desirable location
- Four bedrooms



A really attractive four bedroom, two reception room house on the south side of a handsome residential road of period properties. The accommodation is spacious and light and has great charm and character. The house benefits from being well down the street in a quieter position and on the south side of the road to benefit from sun in the garden. At the top of the road are the shops, bars, restaurants and the station and at the bottom is the large parkland of Tooting Bec Common.

Kingscourt Road

Approximate Gross Internal Area = 171.6 sq m / 1847 sq ft

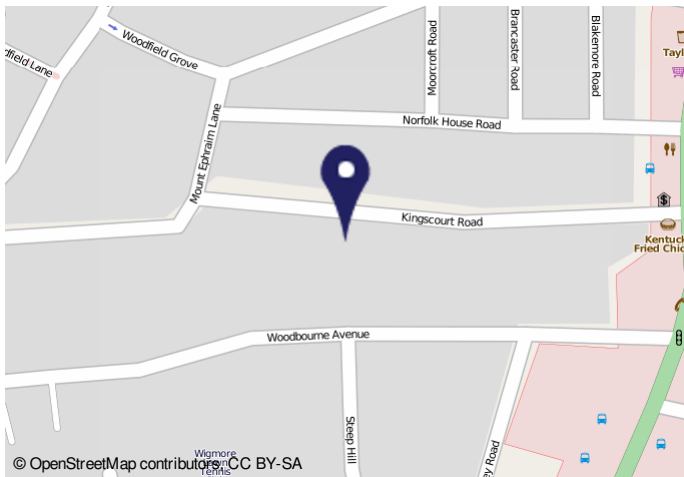
Basement = 1.6 sq m / 17 sq ft

Reduced Headroom = 34.3 sq m / 369 sq ft

Total = 207.5 sq m / 2233 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. (ID639187)



Energy Performance Certificate

82, Kingscourt Road, LONDON, SW16 1UB
 Dwelling type: Mid-terrace house
 Date of assessment: 01 June 2020
 Date of certificate: 01 June 2020
 Reference number: 0568-0035-7266-7600-2264
 Type of assessment: RdSAP existing dwelling
 Total floor area: 147 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 4,047**
 Over 3 years you could save **£ 1,566**

Current costs	Potential costs	Potential future savings
Lighting £ 327 over 3 years	£ 330 over 3 years	You could save £ 1,596 over 3 years
Heating £ 3,333 over 3 years	£ 1,863 over 3 years	
Hot Water £ 387 over 3 years	£ 298 over 3 years	
Total £ 4,047	£ 2,491	

These figures show how much the average household would spend in this property for heating, lighting and hot water and not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

Energy Efficiency Rating

Energy efficient: Best energy costs
 The graph shows the current energy efficiency of your home.
 The higher the rating the lower your fuel bills are likely to be.
 The potential rating shows the effect of undertaking the recommendations on page 3.
 The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).
 The EPC rating given here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 113
2 Floor insulation (suspended floor)	£600 - £1,200	£ 109
3 Draught proofing	£80 - £120	£ 38

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.trustedenergyadvice.org.uk or call freephone 0800 444422. The Green Deal may enable you to make your home warmer and cheaper to run.

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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.