

Kingswood Road, Brixton SW2

Tenure: Freehold Borough: Lambeth

£775,000

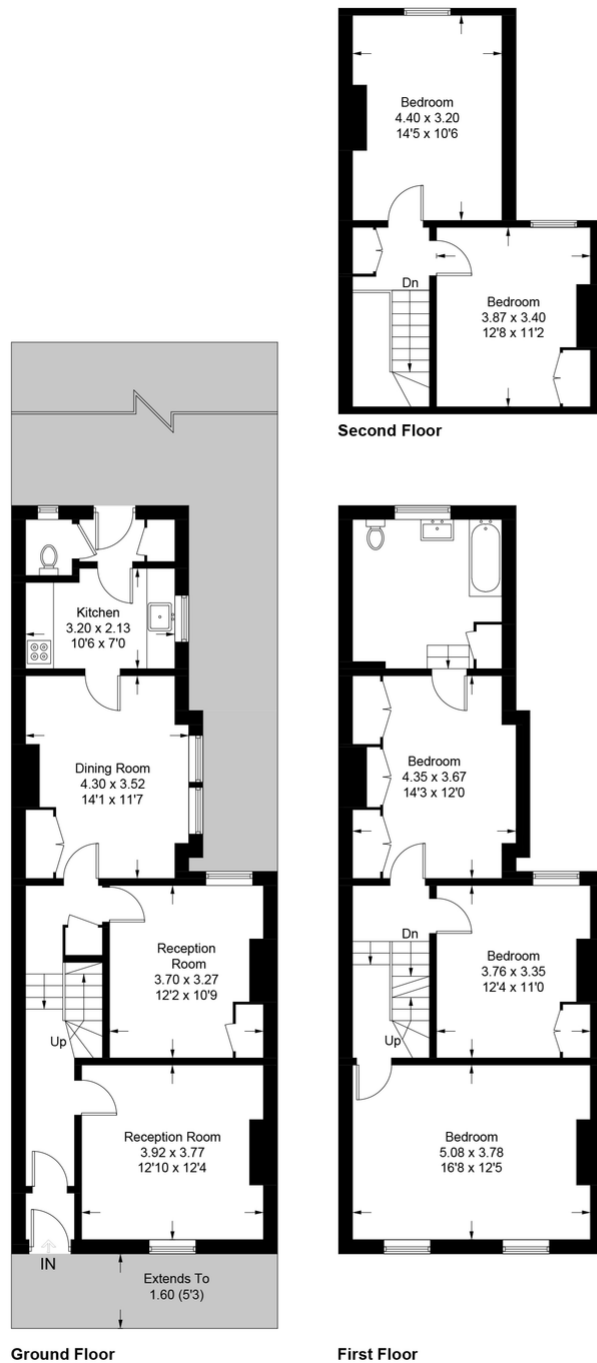
- Large four bedroom house on a popular road
- Would benefit from refurbishment



This is a spacious period property with many original features that is asking to be refurbished to make a great family home. There is no ongoing chain. Kingswood Road is a quiet residential road close to the top of Brixton Hill. Brixton, Streatham Hill and Clapham South are all walkable and offer stations to give alternative routes into the city.

Kingswood Road

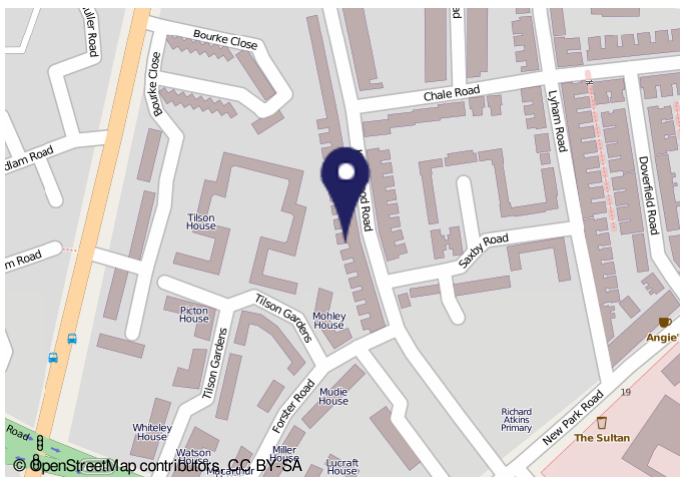
Approximate Gross Internal Area = 163.7 sq m / 1762 sq ft



Ground Floor

First 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. (ID740251)



5362021 Energy performance certificate (EPC): Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

74 KINGSWOOD ROAD LONDON E92 4JZ		Energy rating D
Valid until 18 March 2021	Certificate number 9131-1622-9287-9489-1404	

Property type
Mid-terrace house

Total floor area
154 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 on the conditions and exemptions that apply. [View the conditions and exemptions that apply](#)

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be B.
[See how to improve this property's energy performance.](#)

You find energy certificates digital certificates.gov.uk/energy-certificates/71-1622-9287-9489-1404

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.