

## Kingscourt Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

**£1,100,000**

- Five bedroom Victorian house
- Two bathrooms



A wonderful family house on this popular residential street. The beautiful Victorian property has been well cared for and modernised, whilst retaining a wealth of period features throughout. The ground floor comprises large through-reception room and separate kitchen-dining room, both with access to the landscaped and low maintenance garden. The top two floors are arranged with five bedrooms and two bathrooms. Kingscourt Road is a highly sought-after residential street which is both quiet and brilliantly connected with Tooting Bec common at one end and the excellent array of shops, bars and restaurants of Streatham Hill at the other. Rail links can be found at Streatham Hill or slightly further afield, the Northern Line tube at Balham.

# Kingscourt Road

Approximate Gross Internal Area = 171.2 sq m / 1843 sq ft

(Excluding Reduced Headroom)

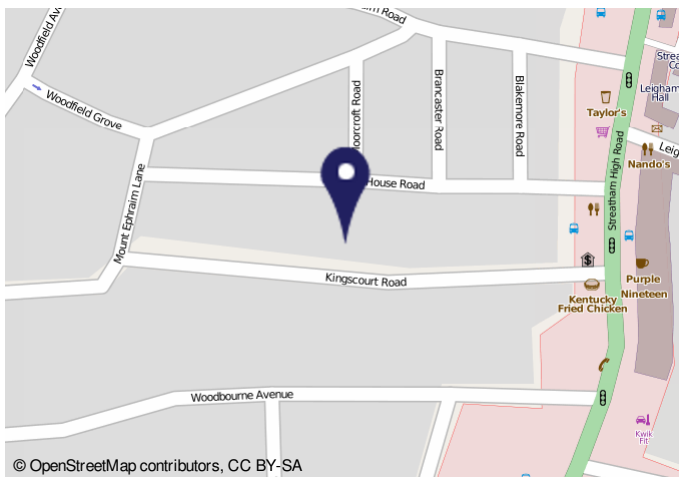
Reduced Headroom = 15.7 sq m / 169 sq ft

Cellar = 8.9 sq m / 96 sq ft

Total = 195.8 sq m / 2108 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. (ID1022740)



**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.