



Kingscourt Road, London SW16

Guide Price £665,000 Freehold

- EPC EER D
- Many period features
- 0.3 miles from Streatham Hill BR station

 4  1  2

- South facing rear garden
- Working fireplaces
- Highly desirable location

Balham Office

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This impressive four double bedroom period home is located within this highly desirable residential road 0.3 miles from both Tooting bec common and Streatham Hill BR station, with Balham BR and underground station being 1.1 miles away. With ample living space this family sized home boasts a wide array of period features including, original fireplaces & mantle pieces, particularly high ceilings, original tiled entrance hall, original cornice and ceiling roses. Enjoying ample living space this light and airy home further benefits from a large kitchen/ dining room, a Southerly facing rear garden with established planting including a plum tree and with the added benefit of being arranged over three floors we feel this property will make an excellent family home.

The accommodation comprises four double bedrooms, family bathroom suite, two reception rooms, utility & WC, cellar, and a kitchen/ dining room leading onto the south facing rear garden. (D1)



Energy Performance Certificate

Dwelling type: Mid-terrace house **Reference number:** 8977-7727-0720-4534-2906
Date of assessment: 04 March 2013 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 05 March 2013 **Total floor area:** 157 m²

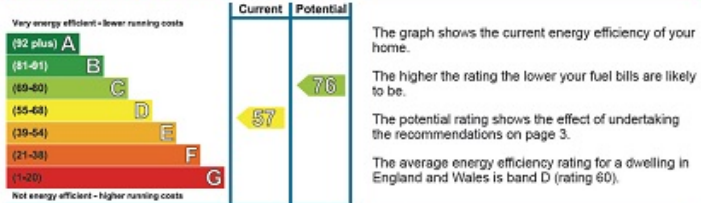
- Use this document to:**
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,341
Over 3 years you could save	£ 1,341

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 261 over 3 years	
Heating	£ 3,801 over 3 years	£ 2,457 over 3 years	
Hot Water	£ 279 over 3 years	£ 282 over 3 years	
Totals	£ 4,341	£ 3,000	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



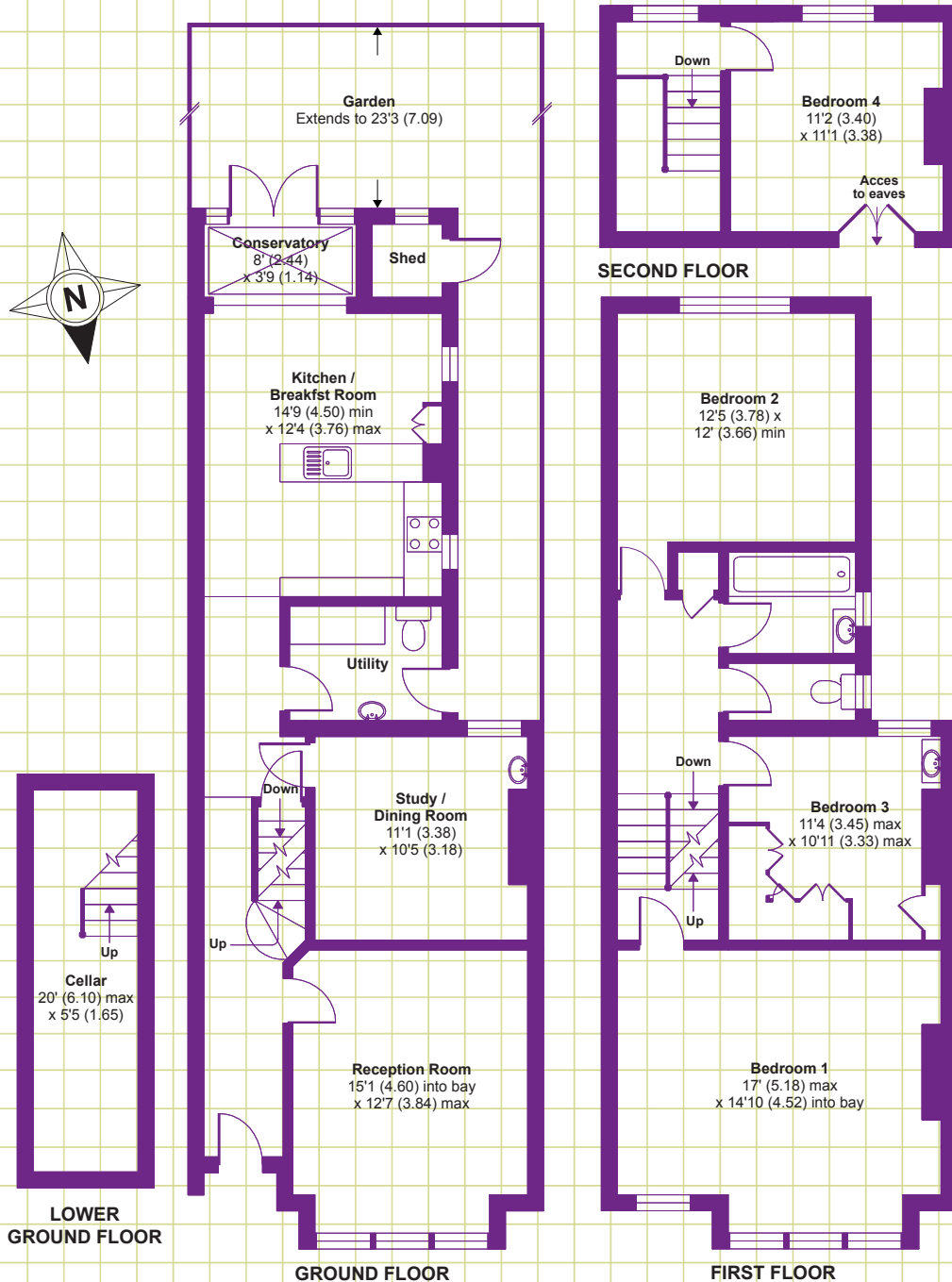
Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,032	✓
2 Floor insulation	£800 - £1,200	£ 150	✓
3 Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£ 162	✓

See page 3 for a full list of recommendations for this property. To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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APPROX. GROSS INTERNAL FLOOR AREA 1683 SQ FT 156.3 SQ METRES (EXCLUDES SHED)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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