



Kingscourt Road, SW16

Offers IEO £325,000 *Leasehold*



KEY FEATURES

- Bright top-floor Victorian conversion
- Spacious double bedroom with vaulted ceiling
- Open-plan reception and kitchen with breakfast counter
- Modern bathroom with skylight and bathtub
- Wood floors and double glazing
- Plenty of eaves storage and built-in wardrobes
- Excellent transport links via Streatham Hill and Brixton
- Close to Tooting Bec Common and Streatham High Road amenities

Located on the top floor of an attractive period building, this beautifully presented home features an inviting open-plan reception area and kitchen, complete with sleek white cabinetry, plentiful storage, and a sociable breakfast counter. Natural light streams through a large window and overhead skylight, enhancing the sense of space and warmth. The generous double bedroom is a serene retreat, boasting impressive proportions with a striking vaulted ceiling, bespoke built-in wardrobes, handy eaves storage, and dual-aspect windows including large Velux skylights. The modern bathroom offers a clean, contemporary finish, fitted with a bathtub and overhead shower, vanity basin, and WC, all accented by soft neutral tiling and a feature skylight. Additional highlights include

wood flooring in the reception space, double glazed windows throughout, and thoughtful touches that balance period charm with modern convenience.

Kingscourt Road is a sought-after, quiet enclave of Victorian terraces and conversions, ideally situated between Streatham High Road and the green expanses of Tooting Bec Common with its popular Lido. Residents enjoy excellent connectivity: Streatham Hill station offers direct services to Victoria in approximately 17 minutes, while Brixton Tube (Victoria line) is easily reached by a short bus ride.

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020 8769 6699 | streatham@winkworth.co.uk

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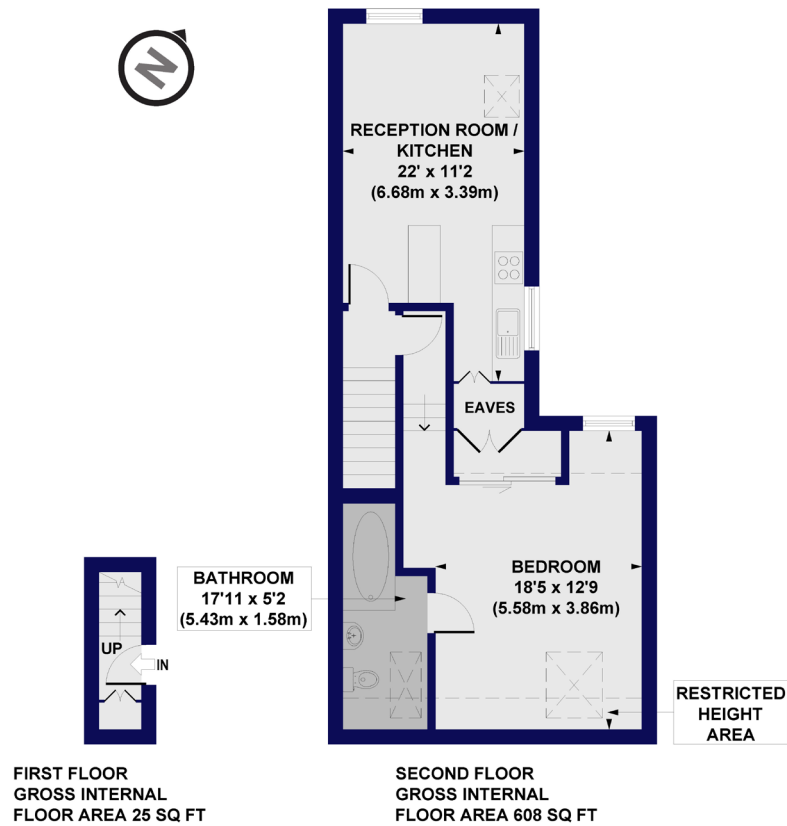




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Approx. Gross Internal Floor Area 633 sq. ft / 58.80 sq. m (Including Restricted Height Area & Eaves)

Approx. Gross Internal Floor Area 551 sq. ft / 51.19 sq. m (Excluding Restricted Height Area & Eaves)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

MATERIAL INFO

Tenure: Leasehold

Term: 94 year and 5 months

Service Charge: £1493 per annum

Ground Rent: £490 Annually (subject to increase)

Council Tax Band: B

EPC rating: D

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