



KINGSCOURT ROAD, SW16
OIEO £350,000 SHARE OF FREEHOLD





KINGSCOURT ROAD, SW16

Offering excellent living space in excess of 600 sq. Ft. and keenly priced, this second floor one double bedroom Victorian conversion flat is located in a sought-after street close to Streatham Hill station and is within easy reach of Balham/Clapham and Brixton.

Available exclusively through Winkworth, we are delighted to offer for sale this charming one double bedroom Victorian conversion flat located on a pretty tree-lined road just a short walk to Streatham Hill station and all the shops, cafes, restaurants and amenities of the High Road.

The accommodation briefly comprises of an open-plan living area, seamlessly integrating a fully fitted kitchen with ample wall and base units, a breakfast counter, and a reception area with built-in alcove storage. The generously sized double bedroom, bathed in natural light, features dual aspects, eaves storage, and two large Velux windows, complemented by a casement window on the side. The bathroom, adorned with modern fittings, includes a bathtub with an overhead shower and a WC. The bright and spacious Victorian conversion flat benefits from wood flooring, double glazed sash windows and the current owner has beautifully maintained the property throughout.

Kingscourt Road is a sought-after, quiet residential street consisting of attractive Victorian terraced houses and conversion flats that connects Streatham High Road with the green open spaces of Tooting Bec Common and its popular Lido. Easy commuting via Streatham Hill station (Victoria in 17 minutes) and a short bus ride to Brixton Tube (Victoria Line). Offered with a Share of Freehold (underlying lease of 960+ years remaining), early viewings are highly recommended!



AT A GLANCE

- Victorian Conversion Flat (Second Floor)
- Large Double Bedroom
- Modern Bathroom
- Open-Plan Living: Bright Reception room/ Fitted Kitchen
- Sash Windows
- Ample Storage
- Share of Freehold (underlying lease of 960+ years remaining)
- Lambeth Council Tax Band: B
- Sole Agent

LOCATION

Streatham/Streatham Hill



Kingscourt Road, SW16

Approximate Gross Internal Area = 511 sq ft / 47.5 sq m
 (Excluding / Eaves Storage / Reduced Headroom)
 Eaves Storage / Reduced Headroom = 100 sq ft / 9.3 sq m
 Total = 611 sq ft / 56.8 sq m



 = Reduced headroom below 1.5m / 5'0"

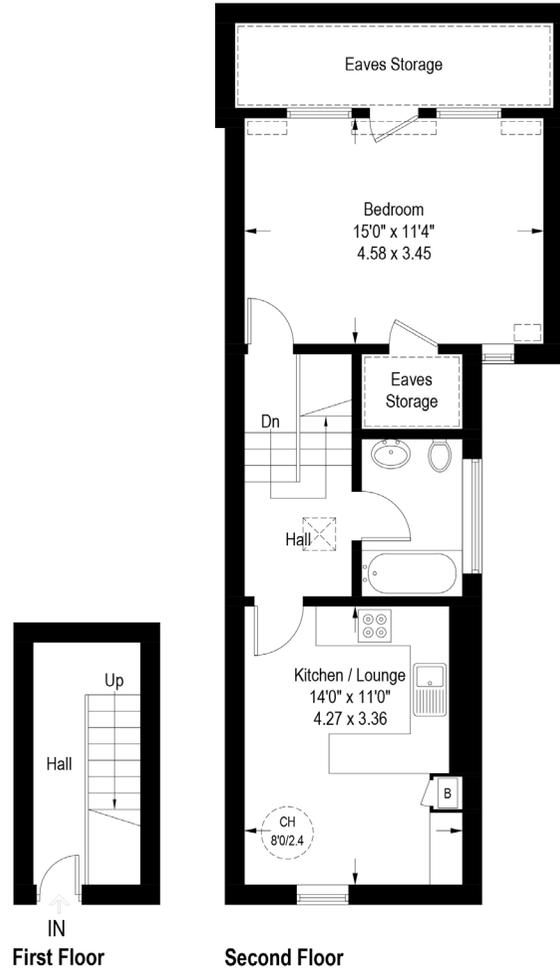


Illustration for identification purposes only,
 measurements are approximate, not to scale. (ID1031822)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

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