



KINGSCOURT ROAD, SW16
£2,300 PER MONTH PART FURNISHED

**A GROUND FLOOR TWO DOUBLE BEDROOM
 VICTORIAN CONVERSION FLAT IN AN
 EXCELLENT LOCATION**

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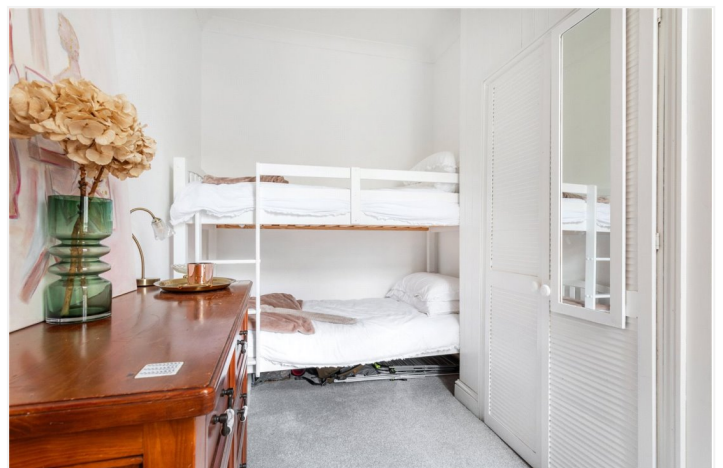


DESCRIPTION:

Offering excellent living space in excess of 838 sq. Ft. and keenly priced, this ground floor two 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. The property benefits from a bright rear reception room/kitchen with a fully fitted kitchen equipped with the usual appliances that has space for a dining table and chairs, two double bedrooms to the front, both with built-in wardrobes and a modern bathroom with bath/shower, WC and wash hand basin. The property also benefits from a large basement for storage and direct access onto a large garden, perfect for summer entertaining. 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). The property is offered part-furnished and available from the 14th of February.

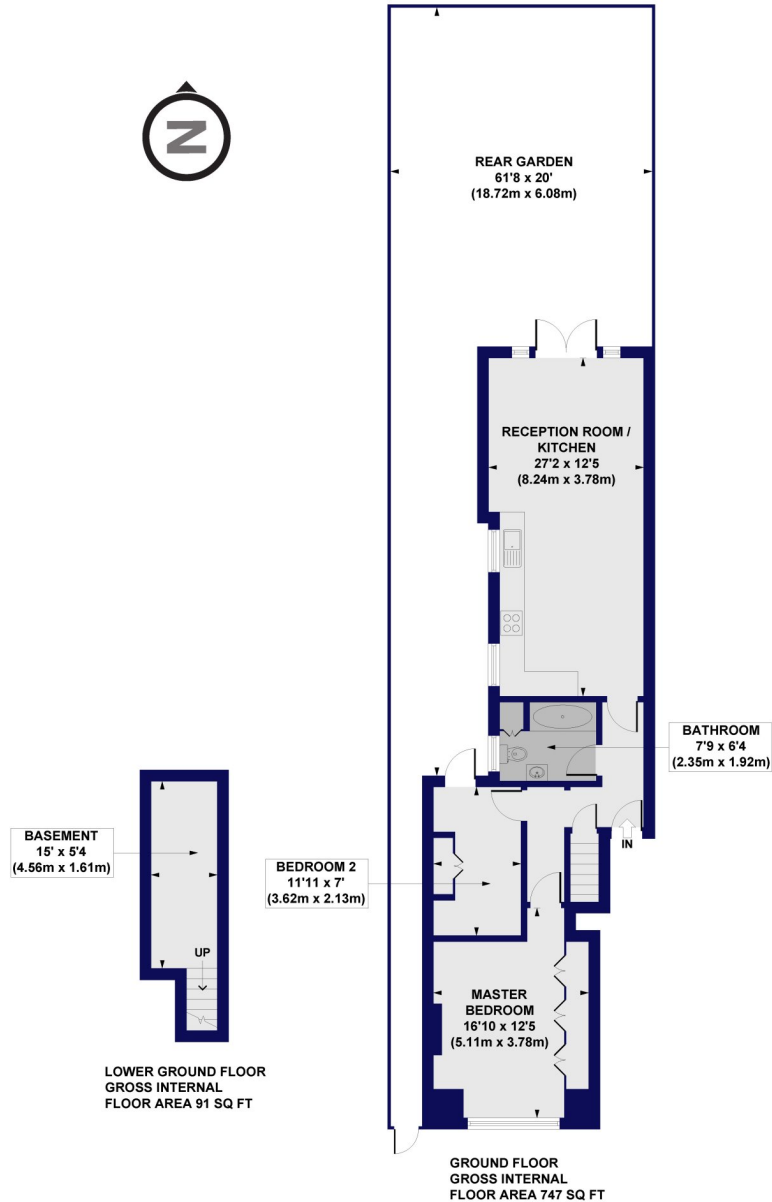
AT A GLANCE

- Ground floor conversion flat
- Two double bedrooms
- Modern bathroom
- Bright reception room/eat-in kitchen
- Large Garden
- Close To Streatham Hill Station
- Part-furnished & available NOW





Kingscourt Road, SW16
Approx. Gross Internal Floor Area 838 sq. ft / 77.85 sq. m



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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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		61	74
EU Directive 2002/91/EC			

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