



KINGSCOURT ROAD, SW16
£335,000 LEASEHOLD

A CHARMING ONE DOUBLE BEDROOM VICTORIAN CONVERSION FLAT LOCATED ON A PRETTY TREE-LINED ROAD

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION

A 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 reception area.

The generously sized double bedroom, bathed in natural light, features dual aspects, eaves storage, and 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 in the reception room and double glazed windows.

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).

Leasehold: 95 years

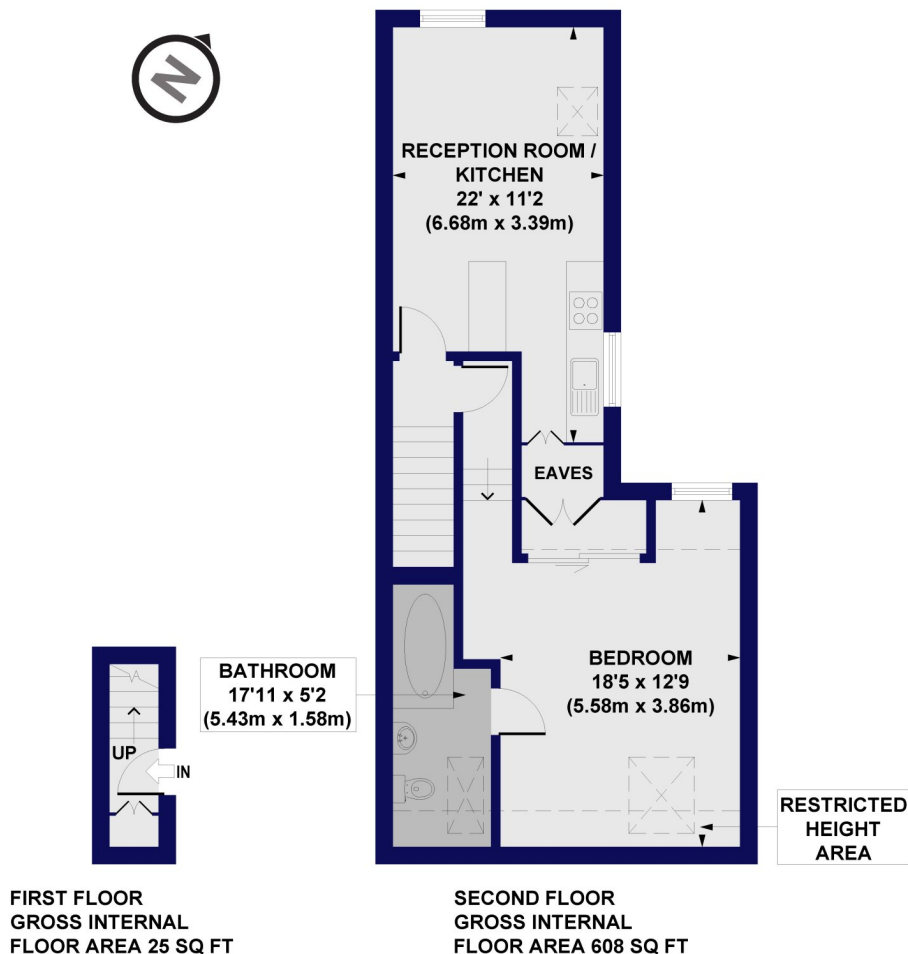
Ground Rent: £490 per annum

Service charge: £1493 per annum estimate



Kingscourt Road, SW16

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.

Winkworth

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.

Tenure: Leasehold
Term: Expires - 01/01/2120
Service Charge: £1493 per annum
Ground Rent: £ 490 Annually (subject to increase)
Council Tax Band:
 Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
67	81
England, Scotland & Wales	
EU Directive 2002/91/EC	

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

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.