KINGSCOURT ROAD, SW16
£435,000 FREEHOLD

ELEGANT ONE-BEDROOM GARDEN FLAT WITH BASEMENT AND FREEHOLD ON SOUGHT-AFTER KINGSCOURT ROAD

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

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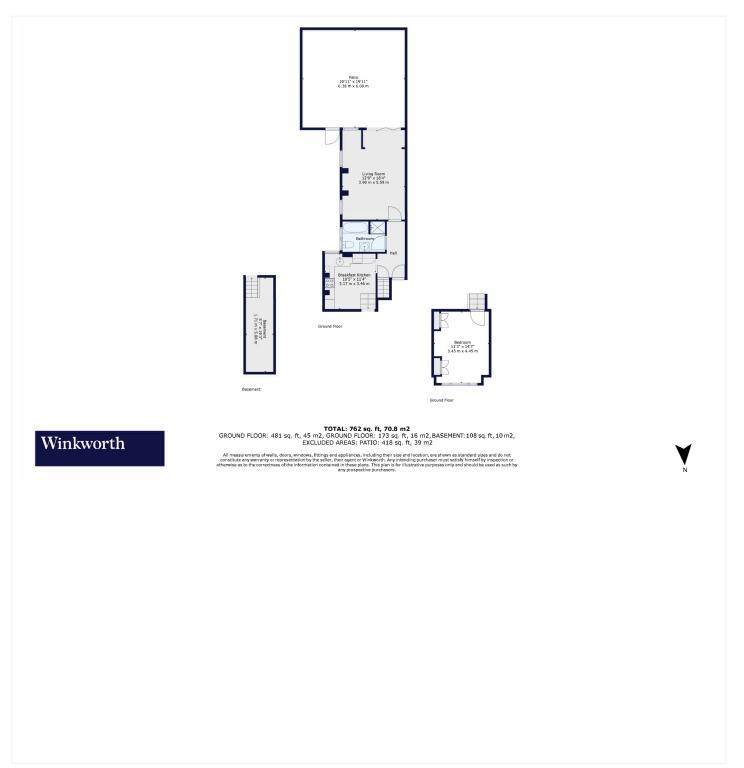
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DESCRIPTION:

Set within an attractive period building on a tree-lined residential street, this stylish one-bedroom ground floor garden flat offers generous proportions, a versatile basement space, and the rare benefit of owning the freehold to the entire building. The flat opens into a wide entrance hall with high ceilings and classic detailing, leading into a bright and beautifully finished reception room. With soft neutral tones, clean lines, and full-width bi-fold doors opening directly onto a private patio, the living space is perfectly suited to both relaxing and entertaining. A timber beam canopy frames the outdoor extension, providing a natural blend between indoors and out. To the front, the monochrome kitchen features geometric tiled flooring, modern cabinetry, a double oven, and a large window that floods the space with natural light. The double bedroom is adorned with decorative ceiling plasterwork and a large bay window with original-style detailing. The bathroom is modern and well-appointed, with a full-size bath and a rainfall shower. A private basement room offers excellent additional storage and flexibility—ideal for use as a workspace, utility area or creative studio. Kingscourt Road is conveniently located for the amenities of Streatham High Road and just a short walk to Streatham Hill station, providing swift access into Clapham Junction and London Victoria. Tooting Bec Common is close by for green open spaces, and regular bus links take you easily into Brixton and Balham.

Patio
20'11" x 19'11"
6.38 m x 6.08 m

Living Room
12'9" x 18'4"
3.90 m x 5.59 m

Bathroom

Hall

Breakfast Kitchen
10'5" x 11'4"
3.17 m x 3.46 m

Ground Floor

Basement
5'7" x 19'3"
1.71 m x 5.88 m

Basement

Bedroom
11'3" x 14'7"
3.43 m x 4.45 m

Ground Floor

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TOTAL: 762 sq. ft, 70.8 m2
GROUND FLOOR: 481 sq. ft, 45 m2, GROUND FLOOR: 173 sq. ft, 16 m2, BASEMENT: 108 sq. ft, 10 m2,
EXCLUDED AREAS: PATIO: 418 sq. ft, 39 m2

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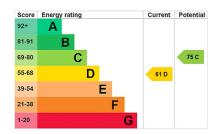
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating		Current	Potential
92+	A			
81-91	B			
69-80	C			75 C
55-68	D		61 D	
39-54	E			
21-38	F			
1-20	G			

Tenure: Freehold

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.

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