

2 Bed Flat In Kingswood Road , Lambeth, SW2 4JE

£1,950 Monthly





SHORT DESCRIPTION

Property Ref: 1803 A beautiful rustic two bedroom ground floor garden flat in a quiet location in Clapham Park area. This property comprises of two bedrooms, a family bathroom, a reception and a fully fitted kitchen with breakfast bar and a cellar. Close to Northern line in Clapham Common and Victoria line in Brixton, and 137 main bus routes to Sloane Square, Knightsbridge and Oxford Street and 355 Brixton or Balham and Tooting. Double glazed and in a bright and clean condition. Address: Kingswood Road, SW2... Property Type: Flat Full Renting price: £1950.00 Pricing Options: Guide Price Tenure: 12 months Council tax band: C EPC rating: D Measurement: 602.779 sq.ft. Outside Space: Front Garden, Private Rear Garden Parking: Permit, Residents, On street Heating Type:Gas Central Heating -----

2

Bed Room(s)

1

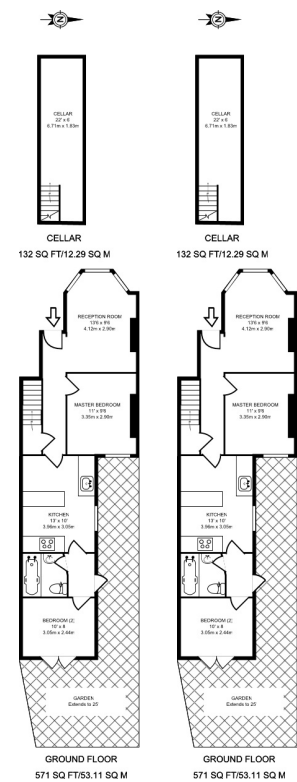
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

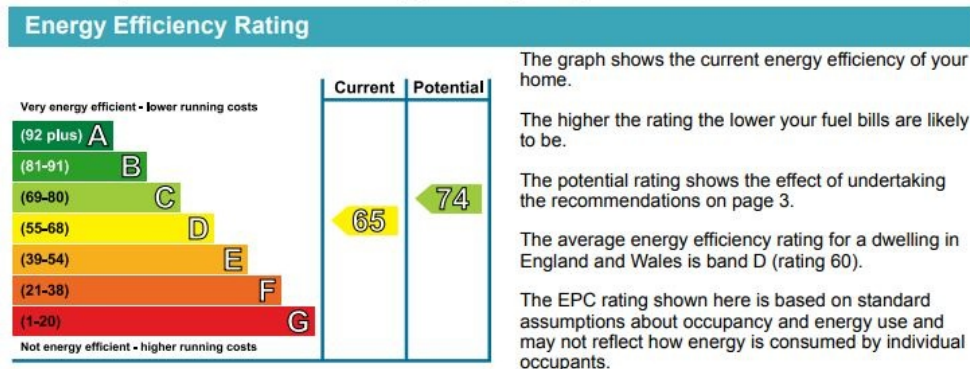
Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



Top actions you can take to save money and make your home more efficient

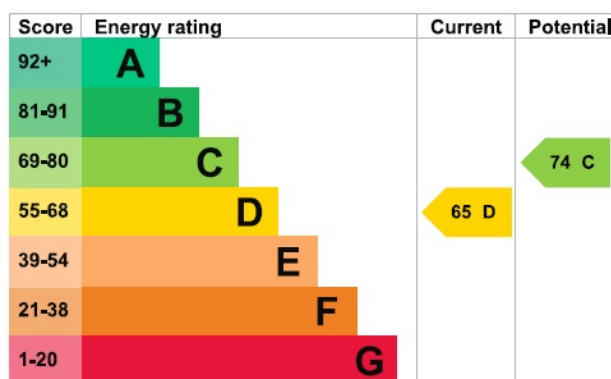
Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 117
2 Internal or external wall insulation	£4,000 - £14,000	£ 264
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 87

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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