

Hill House Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£460,000

- Two double bedrooms
- Split level

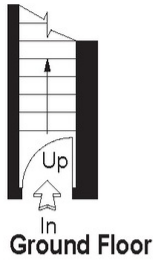


A beautiful two double bedroom split level period conversion. The flat occupies the first and second floor with reception room and separate kitchen. The accommodation is in excellent decorative order and benefits from a great deal of natural light and far reaching views.

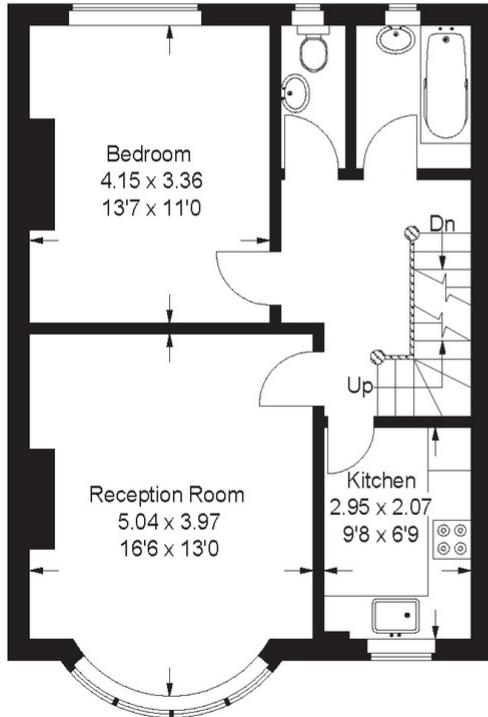
Streatham Common is on the doorstep with a large open park and landscaped gardens of The Rookery. At the bottom of the Common is the newly developed Streatham Hub with large Tescos and Sainsburys along with the array of shops, bars and restaurants of the high road. Both Streatham and Streatham Common stations are within walking distance and offer alternatives routes into the city.

Hillhouse Road

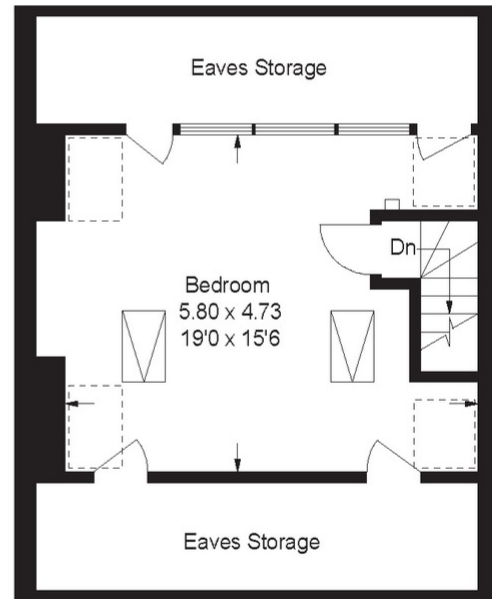
Approximate Gross Internal Area
(Excluding Reduced Headroom) :-
83 sq m / 893 sq ft
Reduced Headroom :- 4 sq m / 42 sq ft
Total :- 87 sq m / 933 sq ft



Ground Floor



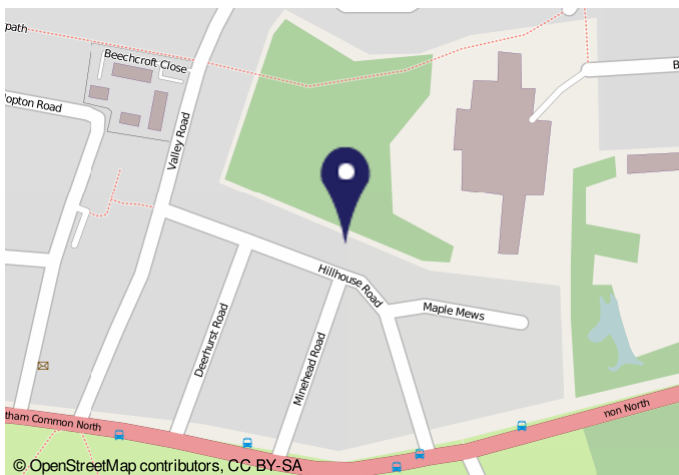
First Floor



Second Floor

= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated.
Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID26103)



Energy Performance Certificate

Top Floor Flat, 20 Hill House Gardens, LONDON, SW18 2AD

Dwelling type: Top floor flat

Date of assessment: 17 April 2012

Date of certificate: 19 April 2012

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years:

Over 3 years you could save

Estimated energy costs of this home

Current costs

Potential costs

Potential future savings

Lighting

Heating

Hot Water

Total

These figures show how much the average household would spend in this property for heating, lighting and hot water. The outside energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 5.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65).

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

Recommended measures

Indicative cost

Typical savings over 3 years

Available on

1 Internal or external wall insulation

2 Low energy lighting for all fixed outlets

To find out more about this assessment and the other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0800 123 1234 (landline) or 0800 123 1234 (mobile). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront cost.

Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.