

Sunnyhill Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£625,000

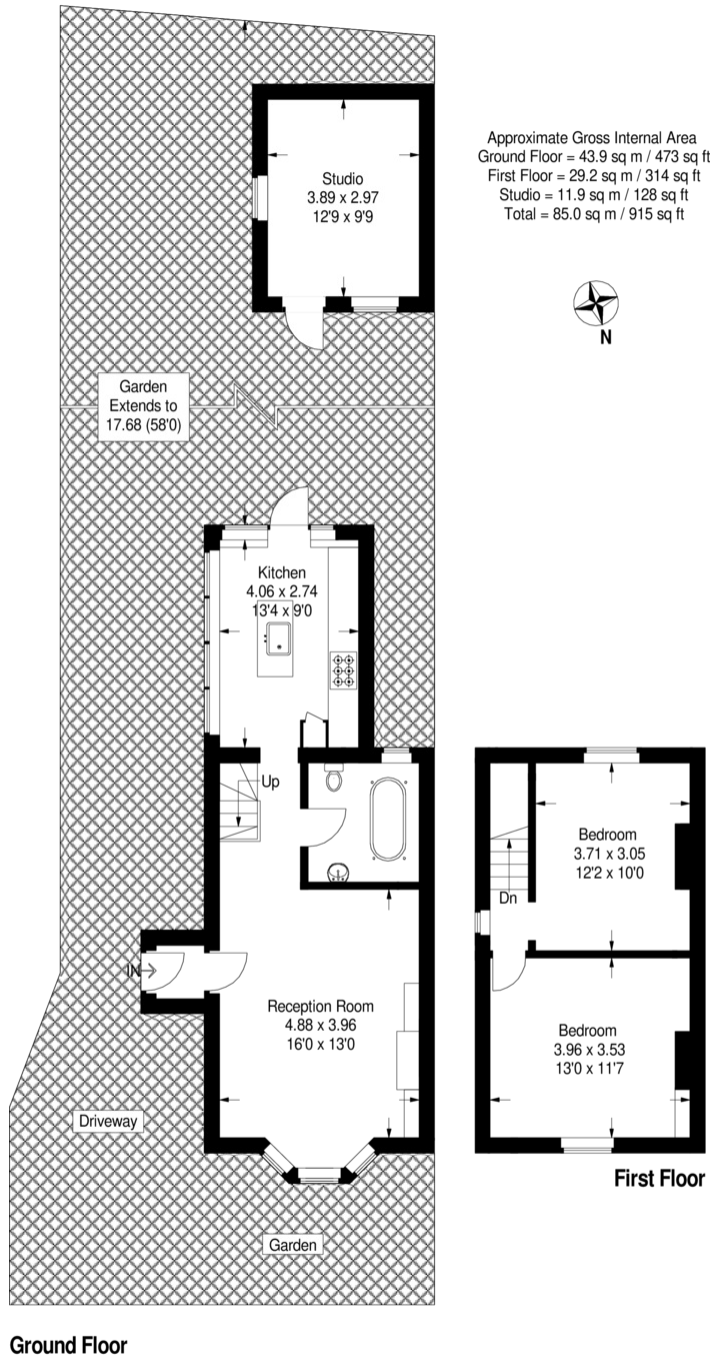
- Beautiful Victorian cottage
- Two bedrooms



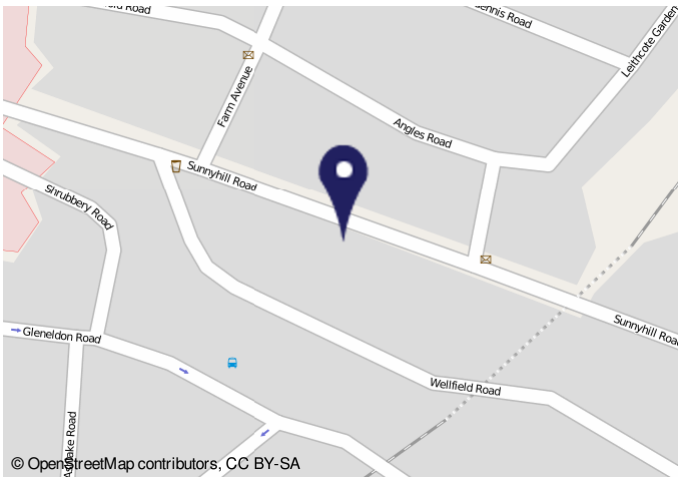
This gorgeous Victorian cottage comes with a wealth of character, off-street parking, a stunning and huge south-facing garden and separate garden studio. The property comprises large reception room, two good double bedrooms, loft storage space, a charming bathroom and the most wonderful of kitchens with a vaulted ceiling and entire glass wall overlooking the garden.

Sunnyhill Road is a popular street, running from Streatham High Road and a short walk to the excellent transport links of Streatham Hill and Streatham stations as well as the array of shops, bars and restaurants locally.

Sunnyhill Road



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. (ID247169)



Energy Performance Certificate

62, Sunnyhill Road
 LONDON
 SW15 2UL

Dwelling type: Semi-detached house
 Date of assessment: 20 July 2010
 Date of certificate: 20 July 2010
 Reference number: 2838-7556-0233-6990-3924
 Type of assessment: RPSAP, existing dwelling
 Total floor area: 82 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Energy Efficiency	B	C	Environmental Impact	4.2	6.3

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	289 kWh/m ² per year	281 kWh/m ² per year
Carbon dioxide emissions	3.8 tonnes per year	3.3 tonnes per year
Lighting	£26 per year	£12 per year
Heating	£514 per year	£252 per year
Hot water	£36 per year	£22 per year

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations need only be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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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.