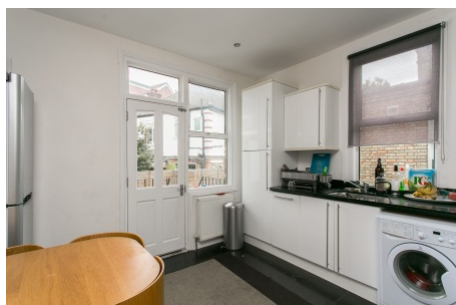


Hillside Road, Streatham SW2

Tenure: Leasehold Borough: Lambeth

£525,000

- Three bedrooms
- Two bathrooms

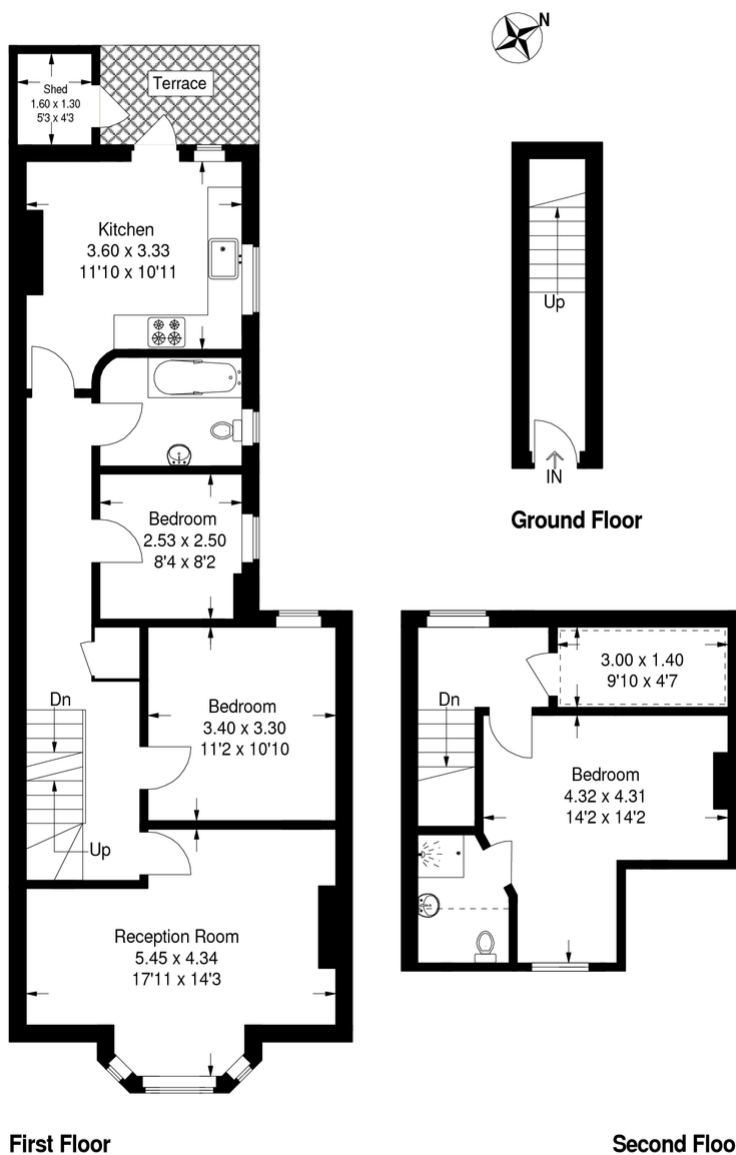


A spacious three bedroom, two bathroom period maisonette with many original features on a popular road. The flat is laid out over the top two floors and boasts a fabulous view across the valley. Further benefits are a private front door, no chain and outside space at the rear.

The rooms are spacious and light. This is a great road close to both Tulse Hill and Streatham Hill stations giving a choice of routes into the city and there are tennis courts, children's play area and a small park opposite.

Hillside Road

Approximate Gross Internal Area
(Excluding Reduced Headroom & Including Shed)
102.5 sq m / 1103 sq ft
Reduced Headroom = 5.3 sq m / 57 sq ft
Total = 107.8 sq m / 1160 sq ft



= 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. (ID284078)



Energy Performance Certificate

35, Hillside Road
LONDON
SW2 3HW

Dwelling type: Top floor flat
Date of assessment: 22 April 2010
Date of certificate: 28 April 2010
Reference number: 1075/2807/2424/2020/2165
Type of assessment: RdSAP - existing dwelling
Total floor area: 55 m²

This home's performance is rated in terms of the 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales 2009-10-01

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home:		
	Current	Potential
Energy use	331 kWh/m ² per year	322 kWh/m ² per year
Carbon dioxide emissions	5.1 tonnes per year	5.1 tonnes per year
Lighting	£105 per year	£82 per year
Heating	£198 per year	£198 per year
Hot water	£108 per year	£106 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information regarding your dwelling's energy performance.

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.