

## Sunnyhill Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

**£775,000**

- 2 bedroom cottage
- Fabulous landscaped garden

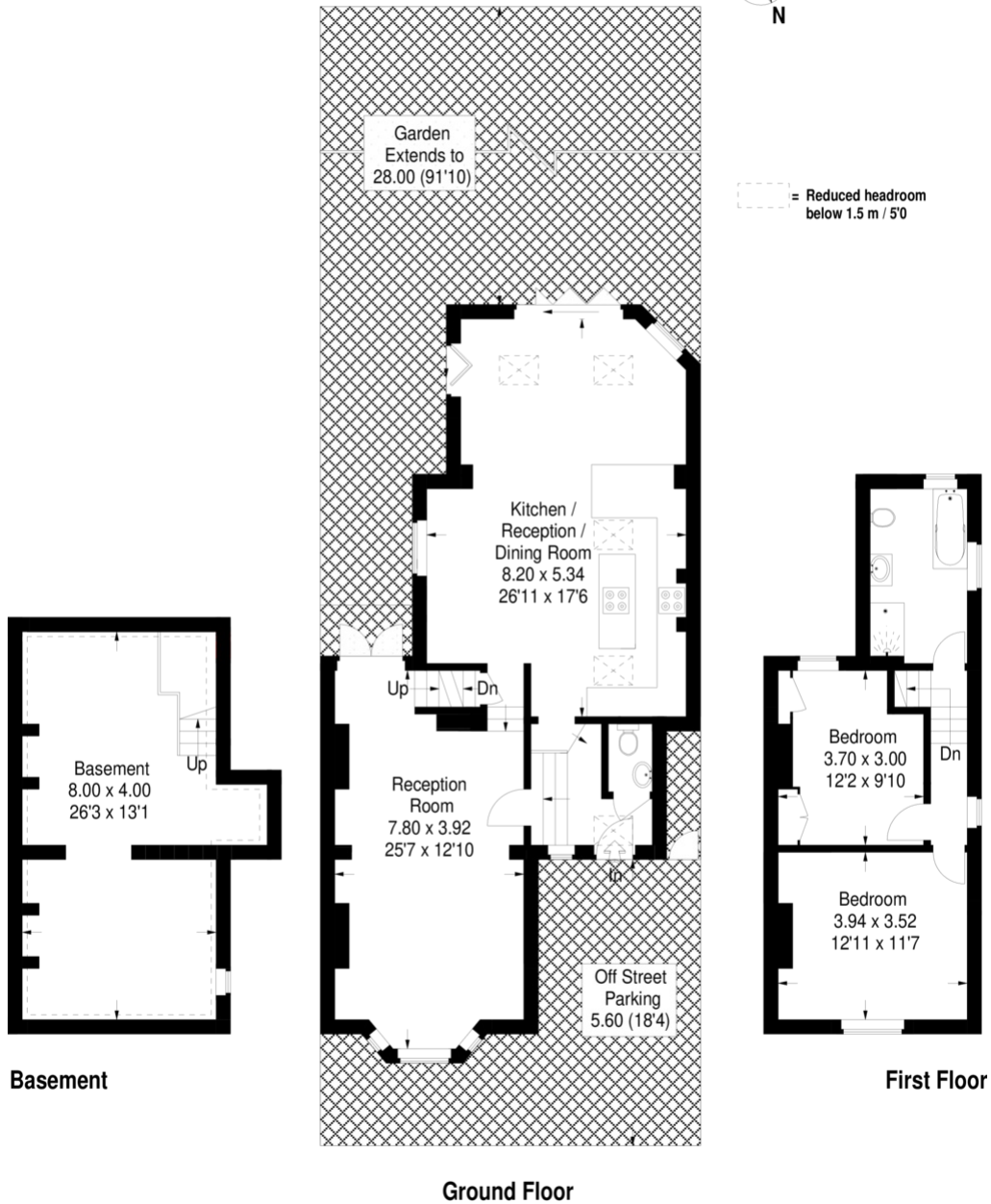


A fabulous semi-detached cottage with superb living accommodation and garden. The house is beautifully presented and has great charm and character with an extended kitchen breakfast room and bifold doors, overlooking the garden that fold back to create a wonderful area where the indoors and out merge.

There is off street parking and the rear garden is over 90 feet, very private and recently landscaped. As well as spacious ground floor accommodation there is a large cellar with great potential. Sunnyhill Road is a very popular location, quiet yet close to both stations, the Common and the High Road.

# Sunnyhill Road

Approximate Gross Internal Area  
 111.9 sq m / 1205 sq ft  
 Basement = 33.3 sq m / 358 sq ft  
 Total = 145.2 sq m / 1563 sq ft



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. (ID296069)



**Energy Performance Certificate**

76, Sunnyhill Road  
 LONDON  
 SW15 2JL

Dwelling type: Semi-detached house  
 Date of assessment: 03 June 2010  
 Date of certificate: 04 June 2010  
 Reference number: 8026/207/2010/01/06/6023  
 Type of assessment: RUSAP, existing dwelling  
 Total floor area: 120 sqm

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	B	D	C

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	375 kWh/m <sup>2</sup> per year	311 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.5 tonnes per year	5.4 tonnes per year
Lighting	129 per year	129 per year
Heating	1678 per year	1620 per year
Hot water	1220 per year	1220 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 surveying conditions (heating periods, room temperatures, 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 impacts 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.

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 Search Toolkit to provide you with information on improving 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.