

## Sunnyhill Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

**Offers in excess of £700,000**

- Three bedroom cottage
- Landscaped garden

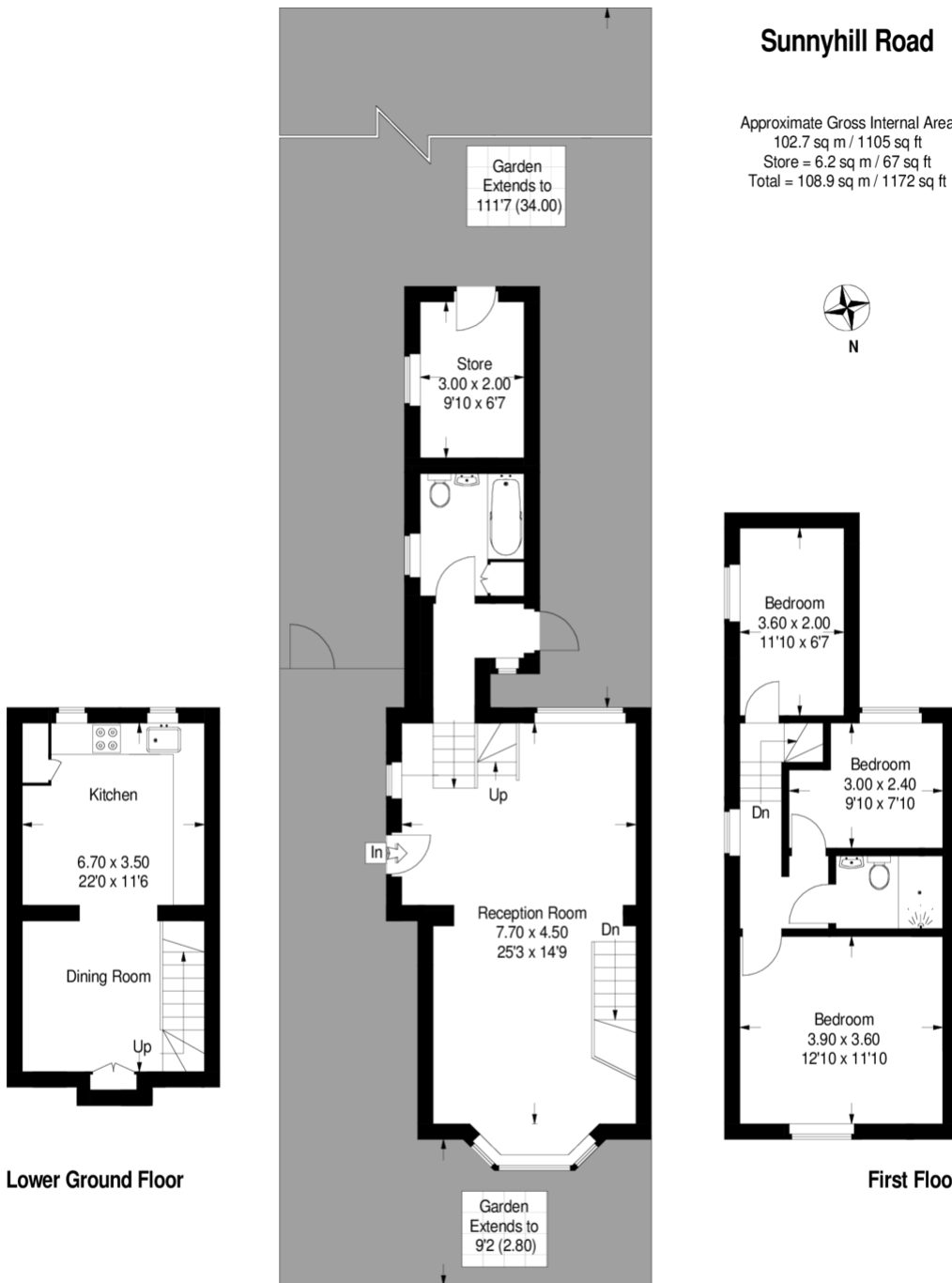


This unique property has a large reception, separate utility room and basement kitchen-diner. The large South-facing landscaped garden is partly laid-to-lawn, with different levels for entertaining/cultivating. Sunnyhill Road is a popular residential road in the middle of Streatham with its own small pub and lovely French delicatessen, situated off Streatham High Road with its array of local amenities.

Direct transport links into London are excellent, with three rail stations in walking distance and 24 hour bus services providing a short ride direct to the Victoria line (Brixton) and Northern Line (Balham) with Overground and night tube. The area boasts two excellent schools, both rated outstanding by Ofsted. Two beautiful Commons are a short walk away, including Tooting lido, the new indoor Heath Centre, pool and ice rink.

# Sunnyhill Road

Approximate Gross Internal Area  
 102.7 sq m / 1105 sq ft  
 Store = 6.2 sq m / 67 sq ft  
 Total = 108.9 sq m / 1172 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. (ID303290)



**Energy Performance Certificate** HM Government

86, Sunnyhill Road, LONDON, SW16 2UL  
 Dwelling type: End terrace house  
 Date of assessment: 19 March 2013  
 Date of certificate: 19 March 2013

Reference number: 8467-7227-0290-1661-1956  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 98 m<sup>2</sup>

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 installing improvement measures

Estimated energy costs of dwelling for 3 years:	Current costs	Potential costs
Over 3 years you could save	£ 4,209	£ 2,062

**Estimated energy costs of this home**

Current costs	Potential costs	Potential future savings
Lighting: £ 309 over 3 years	£ 169 over 3 years	You could save £ 2,062 over 3 years
Heating: £ 3,650 over 3 years	£ 1,767 over 3 years	
Hot Water: £ 300 over 3 years	£ 201 over 3 years	
<b>Total: £ 4,259</b>	<b>£ 2,137</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and 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 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £4,000	£ 1,401	Yes
2 Floor insulation	£300 - £1,200	£ 150	Yes
3 Low energy lighting for all fixed outlets	£ 500	£ 126	Yes

See page 3 for a full list of recommendations for this property.  
 To find out more about the recommended measures and actions you could take today to save money visit [www.gov.uk/energy-efficiency-calculator](http://www.gov.uk/energy-efficiency-calculator) or call 0800 122 1234 (texted optional only). The Green Deal may enable you to make your home warmer and cheaper to run.

**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.