

Hillside Road, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

£375,000

- Two bedroom flat
- Chain free

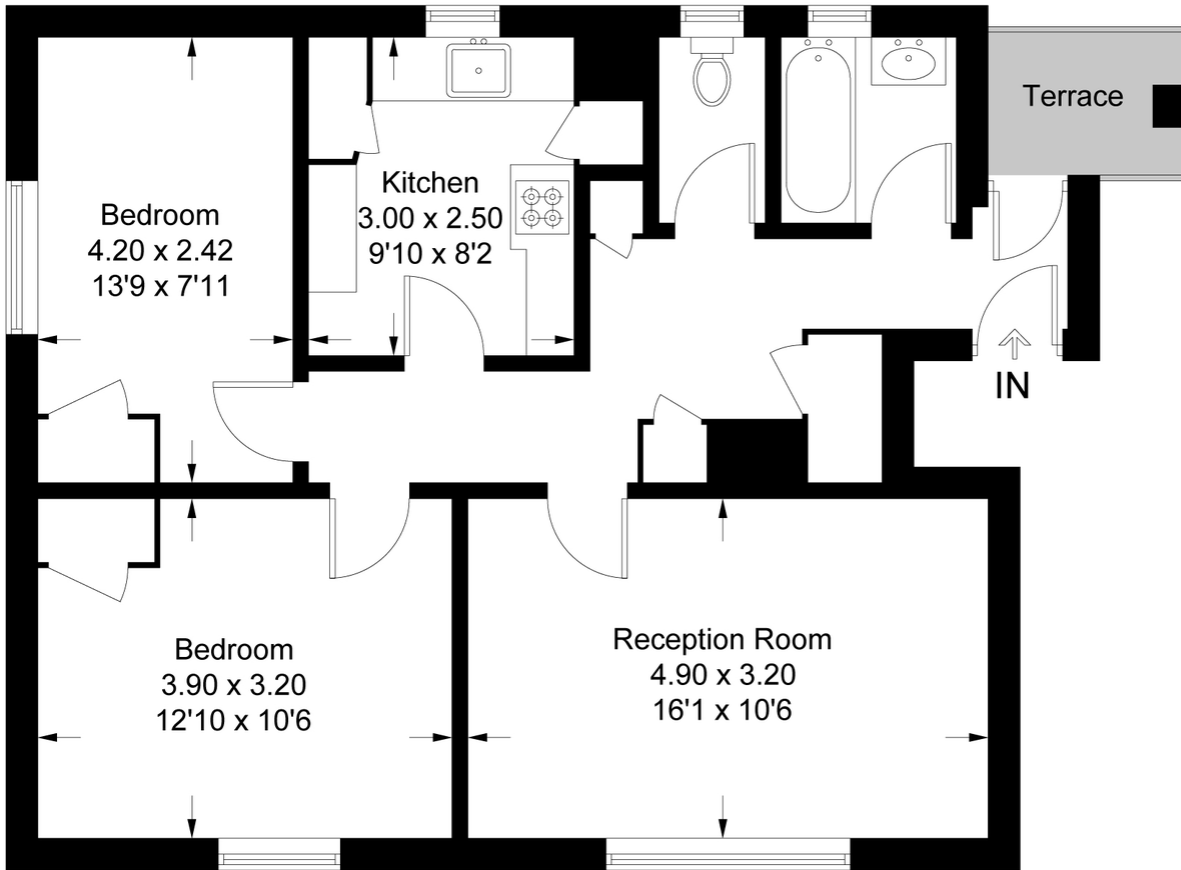


A beautifully presented two bedroom flat with balcony, in a great location between Streatham Hill and Tulse Hill. The apartment has a lovely modern bathroom and kitchen and wooden floors in most of the rooms.

There are far reaching views over the area and the lovely park and tennis courts at Hillside Gardens are moments away. Excellent rail links to the City and the West End can be found at Streatham Hill or Tulse Hill along with a wide variety of shops, bars and restaurants. The flat is being sold chain free.

Hillside Gardens

Approximate Gross Internal Area = 66.6 sq m / 717 sq ft



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID331640)



Energy Performance Certificate HM Government

7, Hillside Gardens, Hillside Road, LONDON, SW2 3JH
 Dwelling type: Top-floor flat
 Date of assessment: 14 February 2013
 Date of certificate: 02 March 2013
 Reference number: 9848-5081-7202-0607-1964
 Type of assessment: RdSAP existing dwelling
 Total floor area: 67 m²

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: **£ 2,937**
 Over 3 years you could save **£ 924**

Estimated energy costs of this home		Potential future savings
Current costs	Potential costs	You could save
Lighting	£ 171 over 3 years	£ 123 over 3 years
Heating	£ 2,457 over 3 years	£ 1,728 over 3 years
Hot Water	£ 309 over 3 years	£ 162 over 3 years
Total	£ 2,937	£ 924

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and cookers, 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 Cavity wall insulation	£300 - £1,500	£ 367	Yes
2 Low energy lighting for all fixed outlets	£15	£ 39	Yes
2 Radiator heater with new condensing boiler	£2,200 - £3,000	£ 420	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and the actions you could take today to save money visit www.gov.uk/energy-guidance or call 0800 123 1234 (landline/cellular only). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.