

Sunnyhill Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£650,000

- Two bedroom period cottage
- Large South-facing garden



This fabulous semi detached Victorian cottage comes with a wealth of character, off-street parking, and a lovely South-facing garden. The garden is particularly large, with a big lawn and well established shrubs and trees.

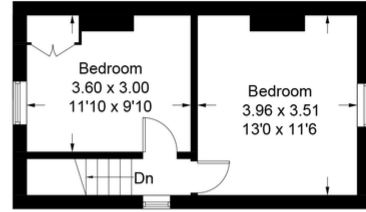
Sunnyhill Road is a popular street to the East of Streatham High Road, and a short walk to the excellent transport links of Streatham Hill and Streatham stations as well as the array of shops, bars and restaurants on your doorstep. The open parkland of Streatham Common and the landscaped gardens of the Rookery are also close at hand.

Sunnyhill Road

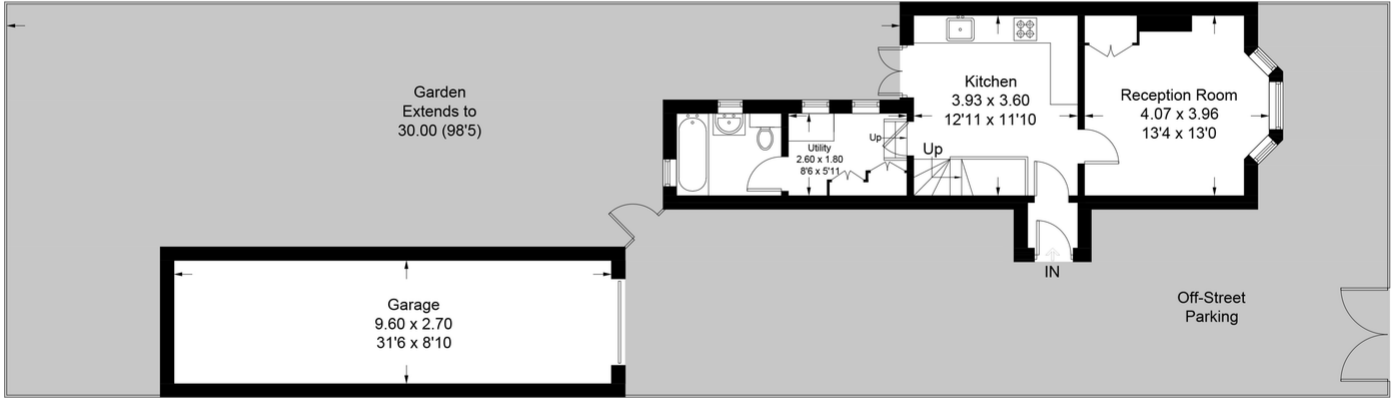
Approximate Gross Internal Area = 69.2 sq m / 745 sq ft

Garage = 26.2 sq m / 282 sq ft

Total = 95.4 sq m / 1027 sq ft



First Floor



Ground 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. (ID340367)



© OpenStreetMap contributors, CC BY-SA

Energy Performance Certificate

74, Sunnyhill Road, LONDON, SW16 2UL
 Dwelling type: Semi-detached house
 Date of assessment: 30 May 2017
 Date of certificate: 30 May 2017

Reference number: 0753-2910-7369-6873-4541
 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 installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 2,568**

Over 3 years you could save **£ 1,119**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 108 over 3 years	You could save £ 1,119 over 3 years
Heating	£ 2,070 over 3 years	£ 1,159 over 3 years	
Hot Water	£ 288 over 3 years	£ 192 over 3 years	
Total	£ 2,568	£ 1,469	

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 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 - £14,000	£ 717	
2 Floor insulation (suspended floor)	£300 - £1,200	£ 68	
3 Low energy lighting for all fixed outlets	£25	£ 50	

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 122 1234 (texted optional only). The Green Deal may enable you to make your home warmer and cheaper to run.

Page 1 of 4

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.