

Sunnyhill Road , Streatham SW16

Borough: Lambeth

£1,550 pcm

- Two bedroom flat
- Beautifully presented



An immaculately presented two bedroom flat on Sunnyhill Road. This property comprises; spacious open plan living room/kitchen with fitted appliances, master double bedroom with fitted storage, second bedroom and modern tiled bathroom. The flat also benefits from a private entrance and a communal courtyard.

Sunnyhill Road is just off the high road and both Streatham and Streatham Hill BR are within close proximity, offering alternative routes into the city center. Available now, unfurnished.

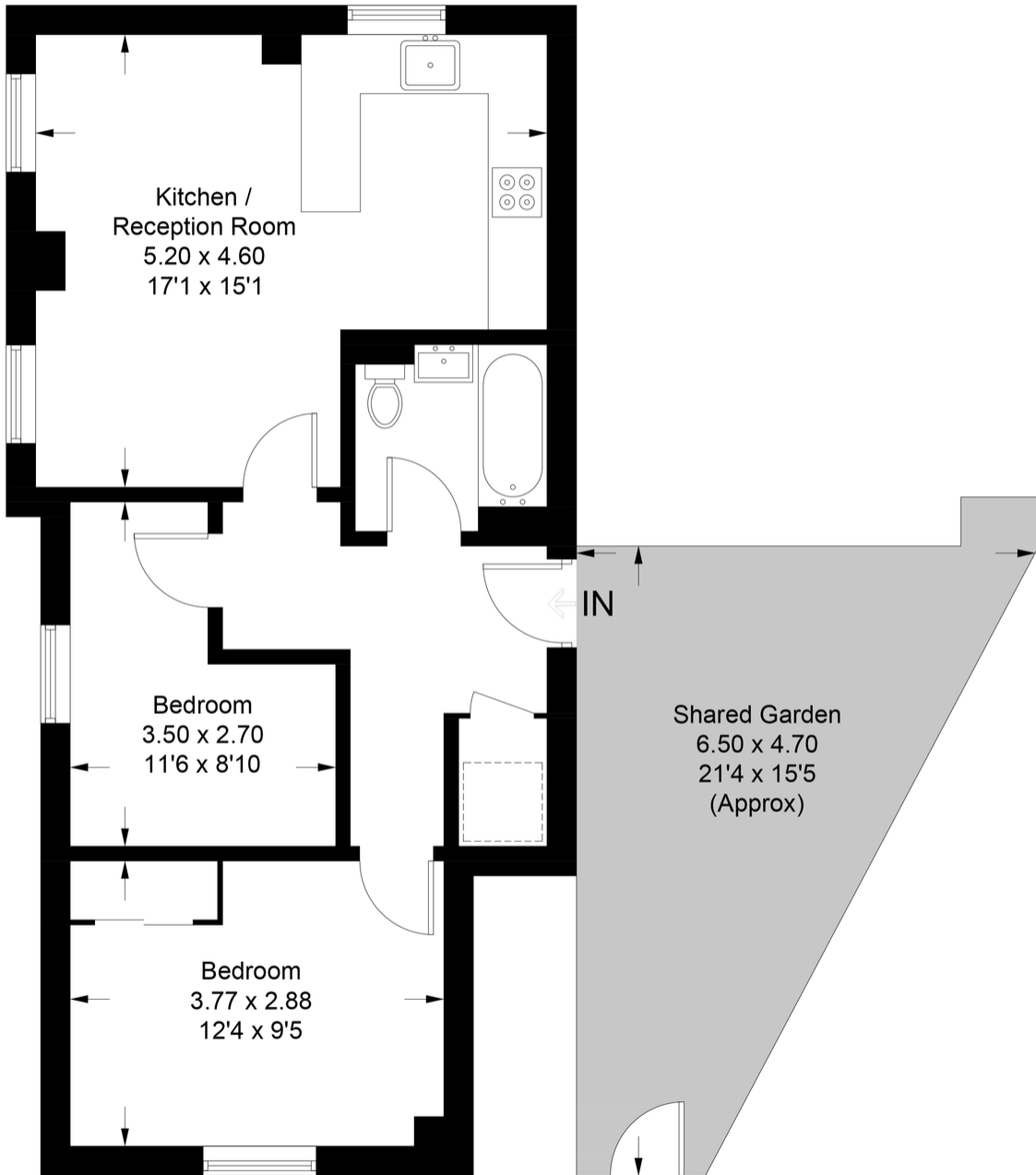
Rent (£1,550pcm), 5 week security Deposit (£1,785.00), 12 month minimum tenancy. Council tax band C, Lambeth.

Sunnyhill Road

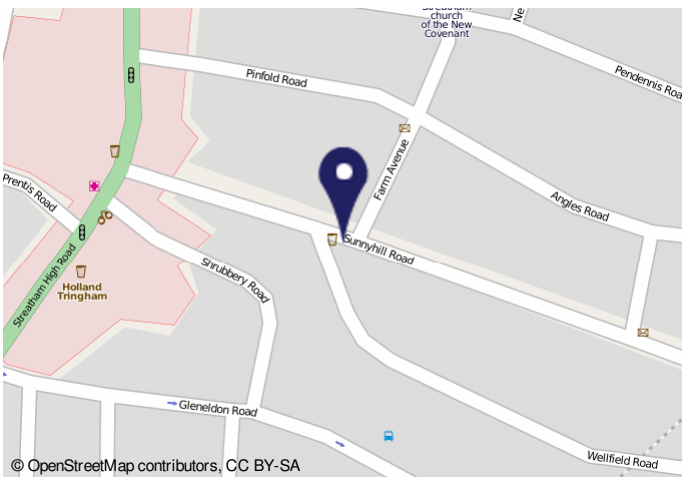
Approximate Gross Internal Area = 52.5 sq m / 565 sq ft
(Excluding Reduced Headroom)

Reduced Headroom = 0.8 sq m / 9 sq ft

Total = 53.3 sq m / 574 sq ft



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. (ID853713)



Energy Performance Certificate HM Government

56, Sunnyhill Road, LONDON, SW16 2UL
 Dwelling type: Ground-floor flat
 Date of assessment: 29 April 2014
 Date of certificate: 29 April 2014

Reference number: 2218-6033-7234-2624-7904
 Type of assessment: RdSAP existing dwelling
 Total floor area: 57 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: £ 1,461
Over 3 years you could save: £ 99

Estimated energy costs of this home		Potential future savings	
Current costs	Potential costs	Current costs	Potential costs
Lighting	£ 243 over 3 years	£ 123 over 3 years	You could save £ 99 over 3 years
Heating	£ 960 over 3 years	£ 861 over 3 years	
Hot Water	£ 258 over 3 years	£ 206 over 3 years	
Total	£ 1,461	£ 1,189	

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 recommended measures 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. Low energy lighting for all fixed outlets	£40	£ 103	

To find out more about the recommended measures and other actions you could take to help to save money visit www.gov.uk/energy-guidance or call 0800 553 124 (text and email 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.