

Hillside Gardens, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

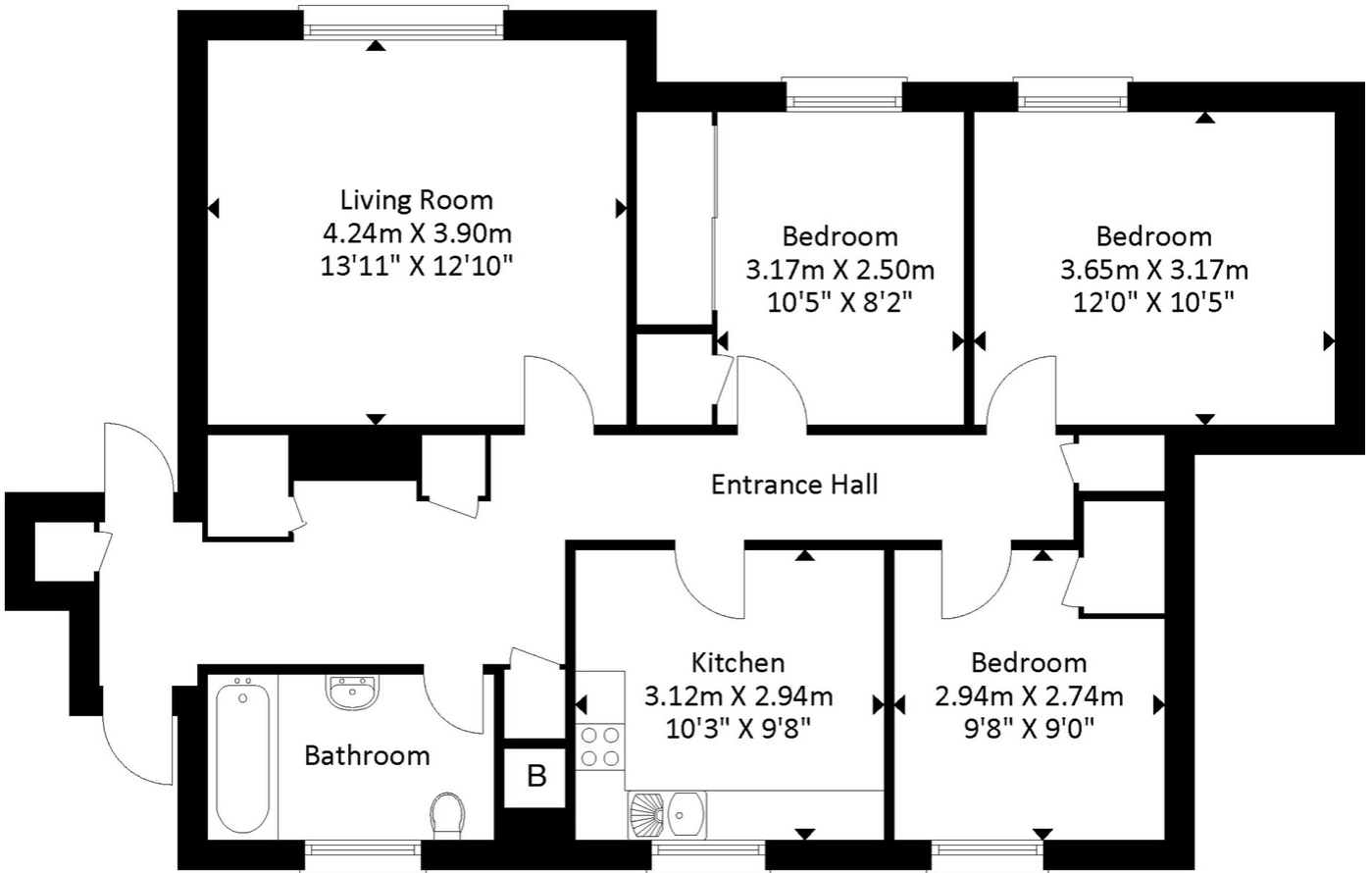
£400,000

- Three bedrooms
- Newly refurbished



A newly refurbished three bedroom in a great location between Streatham Hill and Tulse Hill. The apartment has a lovely new bathroom and kitchen and is brightly decorated throughout. The 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.

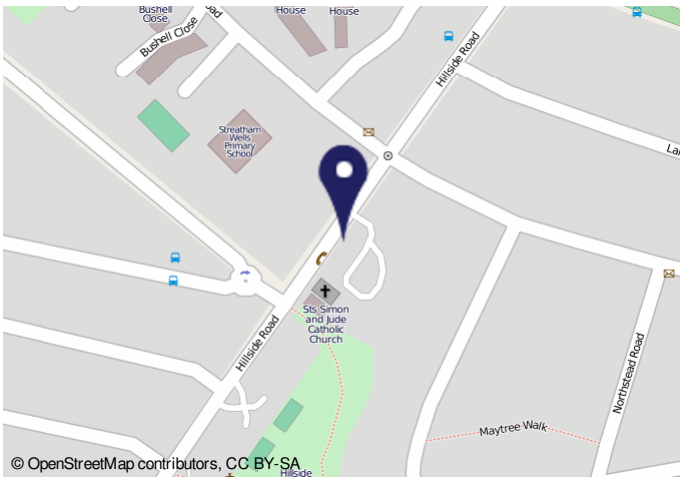
Hillside, Gardens



Approximate Floor Area
883.71 sq ft
(82.10 sq m)



Approximate Gross Internal Area = 82.10 sq m / 883.71 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
Copyright GDImpact 2017



Energy Performance Certificate																							
17, Hillside Gardens, Hillside Road, LONDON, SW2 3HJ		Dwelling type: Ground floor flat Date of assessment: 23 April 2010 Date of certificate: 26 April 2010 Reference number: 26 00022044375011954 Type of assessment: RESPAP, existing dwelling Total floor area: 86 m ²																					
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO ₂) emissions.																							
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																					
<table border="1"> <tr><th>Current</th><th>Potential</th></tr> <tr><td>A</td><td>A</td></tr> <tr><td>B</td><td>B</td></tr> <tr><td>C</td><td>C</td></tr> <tr><td>D</td><td>D</td></tr> <tr><td>E</td><td>E</td></tr> <tr><td>F</td><td>F</td></tr> <tr><td>G</td><td>G</td></tr> </table>	Current	Potential	A	A	B	B	C	C	D	D	E	E	F	F	G	G	<table border="1"> <tr><th>Current</th><th>Potential</th></tr> <tr><td>60</td><td>60</td></tr> </table>	Current	Potential	60	60	The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.	
Current	Potential																						
A	A																						
B	B																						
C	C																						
D	D																						
E	E																						
F	F																						
G	G																						
Current	Potential																						
60	60																						
The environmental impact rating is a measure of the home's impact on the environment in terms of Carbon dioxide (CO ₂) emissions. The higher the rating the less impact it has on the environment.		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 running conditions (heating periods, room temperatures, etc.) that are the same for all homes. The figures do not include the impacts of the fuel 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.																					
Estimated energy use, without double (CO ₂) emissions and fuel costs of this home																							
Energy use	280 kWh/year	280 kWh/year	280 kWh/year																				
Carbon dioxide emissions	4.1 tonnes per year	4.1 tonnes per year	4.1 tonnes per year																				
Lighting	£50 per year	£50 per year	£50 per year																				
Heating	£600 per year	£600 per year	£600 per year																				
Hot water	£100 per year	£100 per year	£100 per year																				

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.