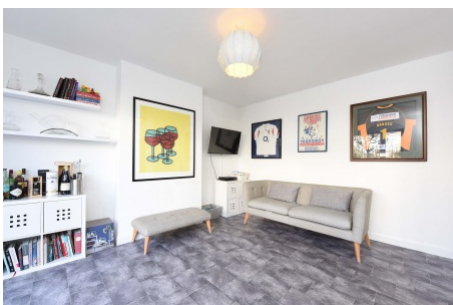


Hillcote Avenue, Streatham SW16

Tenure: Freehold Borough: Lambeth

£750,000

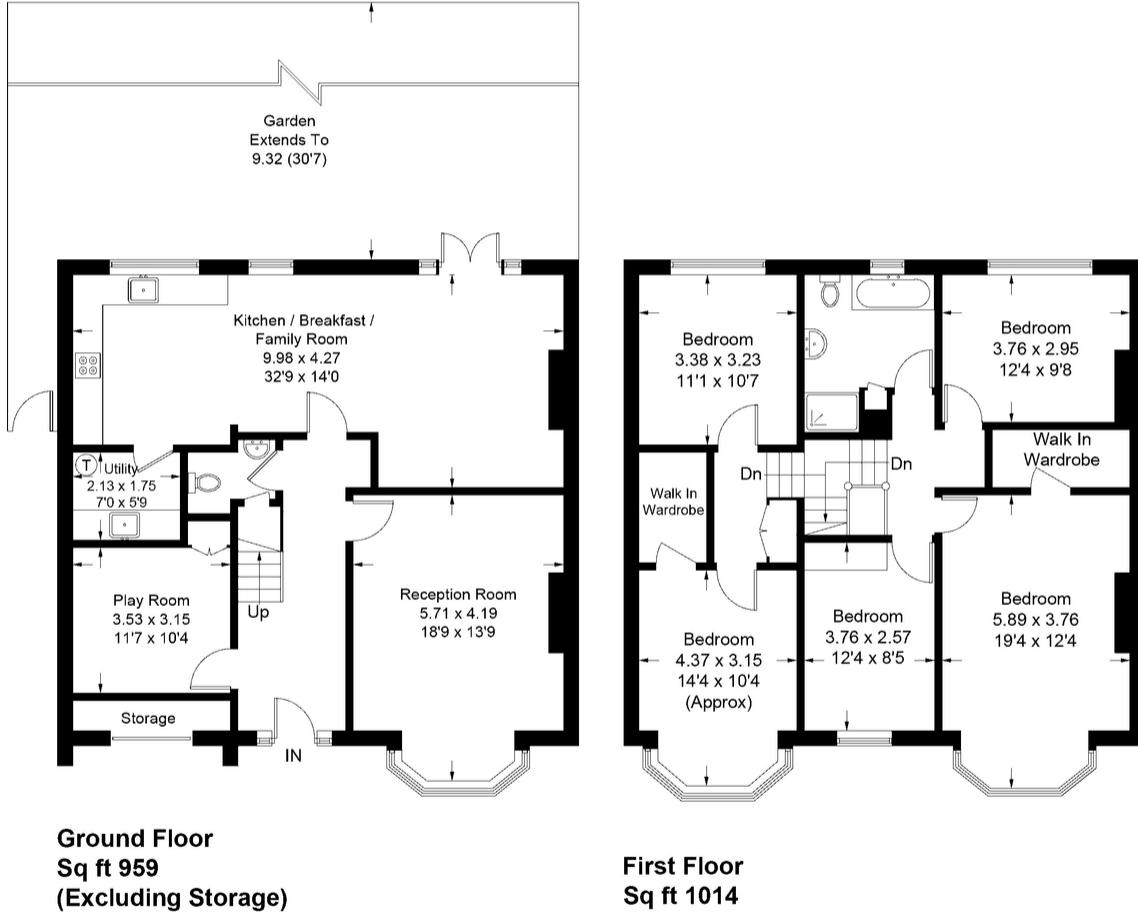
- Five double bedrooms
- Wonderful private garden



A wonderful five double bedroom, double-fronted semi-detached house with large drive suitable for a number of vehicles. Hillcote Avenue is a popular area for families, just off Green Lane within easy walk of Streatham Common and Norbury Park and the stations of both. The property comprises of a large reception room, utility room, downstairs cloakroom, play/dining room and huge kitchen-breakfast room spanning the entire width of the property with patio doors leading to the wonderful private garden mainly laid-to-lawn.

Hillcote Avenue

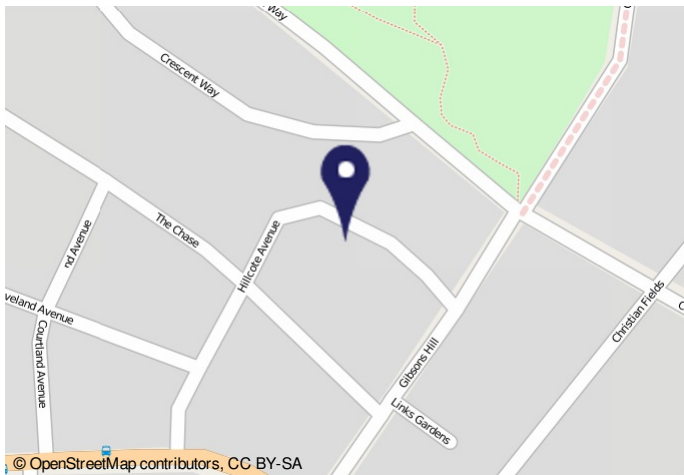
Approximate Gross Internal Area Total = 183.3 sq m / 1973 sq ft
(Excluding Storage)



Ground Floor
Sq ft 959
(Excluding Storage)

First Floor
Sq ft 1014

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID412522)



Energy Performance Certificate HM Government

35, Hillcote Avenue, LONDON, SW16 3BH
 Dwelling type: Semi-detached house
 Date of assessment: 03 December 2012
 Date of certificate: 31 December 2012

Reference number: 8191-6870-2326-7107-0223
 Type of assessment: RdSAP existing dwelling
 Total floor area: 109 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:	Current costs	Potential costs	Potential future savings
Over 3 years you could save	£ 4,494	£ 2,223	You could save £ 1,818 over 3 years
Over 3 years you could save	£ 1,818	£ 243	

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
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,344
2 Low energy lighting for all fixed outlets	£60	£ 114
3 Heating controls (thermostatic radiator valves)	£200 - £450	£ 138

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

To find out more about the recommendations and the actions you could take today to save money visit www.gov.uk/energy-efficiency-recommendations. The Green Deal only allows you to finance your home warmer and cheaper at first.

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.