

Sunnyhill Road, Streatham SW16

Tenure: Borough: Lambeth

£650,000

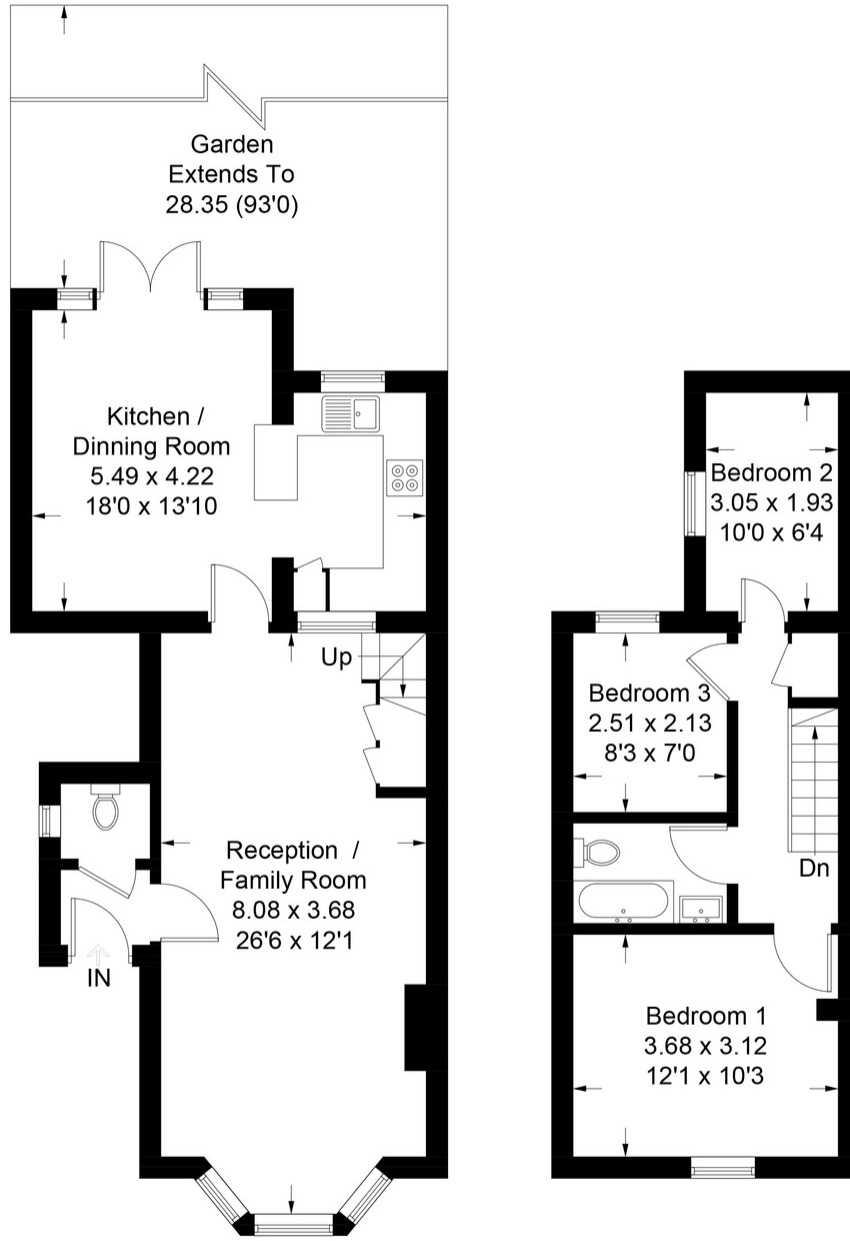
- Three bedrooms
- Beautifully presented throughout



A fabulous 3 bedroom semi-detached Victorian cottage with superb living accommodation and garden. This unique period house is beautifully presented with charm and character throughout. There is a large garden to the rear and the house also benefits from off-street parking. Sunnyhill Road is a very popular road which is situated just off Streatham High Road with all its convenient amenities of bars, shops and restaurants. Both Streatham Hill and Streatham Station give direct routes into Victoria, Clapham Junction, London Bridge and the City. The open spaces of Streatham Common and Tooting Common are also close by.

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Approximate Gross Internal Area = 86.9 sq m / 935 sq ft



Ground Floor
Sq ft 578

First Floor
Sq ft 357

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID419970)



Energy Performance Certificate

23, Sunnyhill Road
LONDON
SW16 2UG

Current
2018

Best detached house
05 March 2012
0555-2888-2272 0000-7025
2012
88 sqm

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 (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
D	C	F	D

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	2710 kWh/year per year	200 kWh/year per year
Carbon dioxide emissions	4.8 tonnes per year	4.3 tonnes per year
Lighting	£84 per year	£60 per year
Heating	£754 per year	£720 per year
Hot water	£88 per year	£88 per year

You could save up to **£66 per year**

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 turning conditions (heating periods, room temperatures, etc) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuels 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.

Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a good idea to check the actual energy performance of the product.

This EPC and accompanying report must be given to the Energy Saving Trust to provide you with information on improving energy efficiency.

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.