

## Hillhouse Road, Streatham SW16

Borough: Lambeth

**£2,500 pcm**

- Four bedroom house
- Two bathrooms



A beautifully presented and large four bedroom house to rent on Hillhouse Road. The ground floor accommodation offers; a large reception room with bay window, feature fire place and sliding doors which lead onto an open plan dining room/ kitchen (with appliances), big enough for a large table for entertaining. There are French doors that lead onto a patio and lawned private garden and WC. The first floor comprises; three double bedrooms and a modern family bathroom. The master bedroom is located on the second floor, which benefits from an en-suite shower room. Hillhouse Road is ideally located within close proximity of Streatham Common, Streatham BR and local amenities.

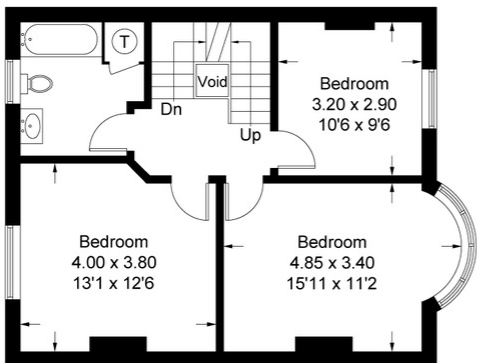
# Hill House Road

Approximate Gross Internal Area (Excluding Eaves / Void)

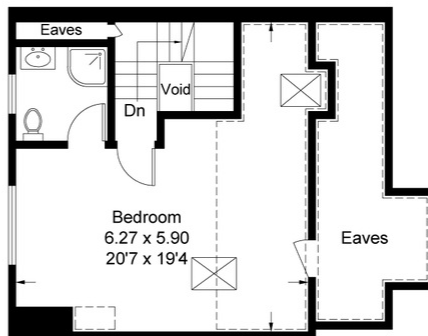
131.3 sq m / 1413 sq ft

Reduced Headroom = 12.8 sq m / 138 sq ft

Total = 144.1 sq m / 1551 sq ft

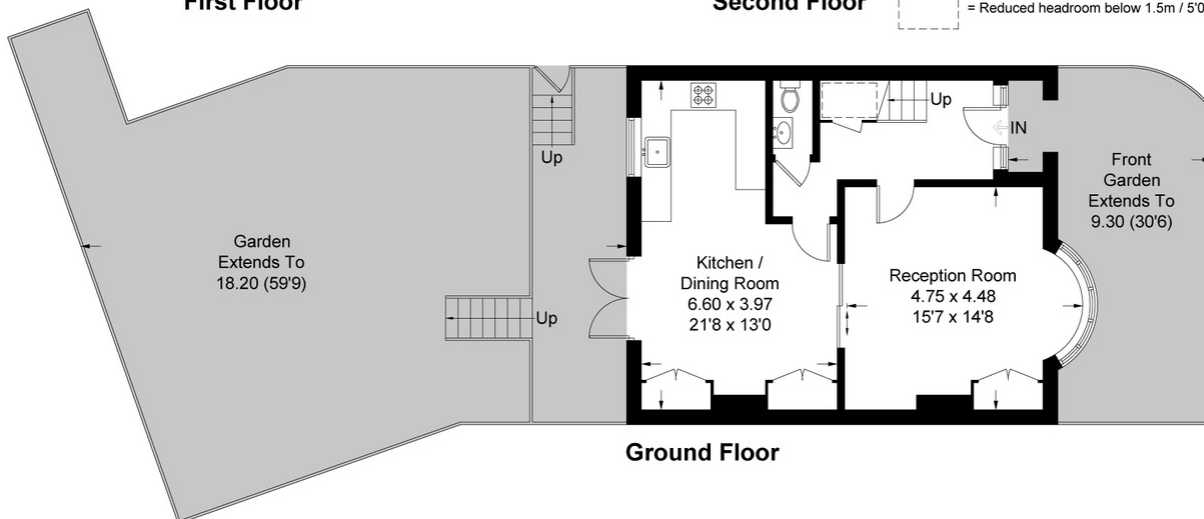


First Floor



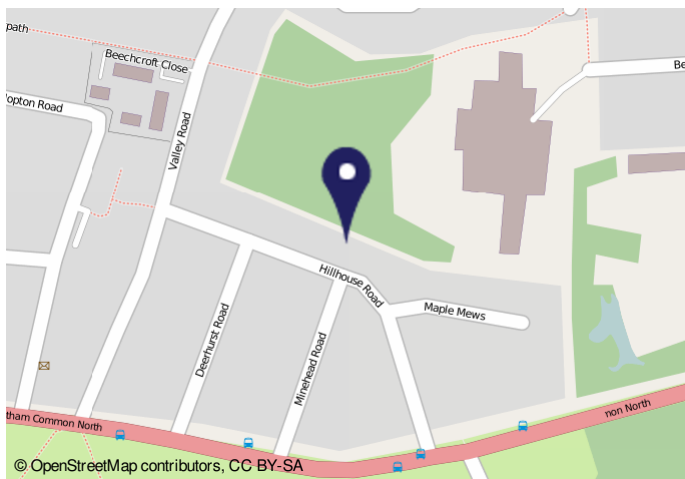
Second Floor

= Reduced headroom below 1.5m / 5'0"



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. (ID428492)



**Energy Performance Certificate**

42, Hill House Road, LONDON, SW16 2AQ  
 Dwelling type: Mid-terrace house  
 Date of assessment: 12 April 2018  
 Date of certificate: 12 April 2018

Reference number: 0247-2862-6645-8366-0131  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 144 sq m

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:** **£ 3,714**  
 Over 3 years you could save **£ 1,761**

Current costs	Potential costs	Potential future savings
Lighting £ 282 over 3 years	£ 282 over 3 years	
Heating £ 3,027 over 3 years	£ 1,476 over 3 years	You could save <b>£ 1,791</b> over 3 years
Hot Water £ 405 over 3 years	£ 205 over 3 years	
<b>Total</b> <b>£ 3,714</b>	<b>£ 2,063</b>	

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 Room-in-roof insulation	£1,500 - £2,700	£1,032
2 Internal or external wall insulation	£4,000 - £14,000	£568
3 Solar water heating	£4,000 - £6,000	£441

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

To find out more about the recommendations and other actions you could take to save money visit [www.gov.uk/energy-efficiency](http://www.gov.uk/energy-efficiency) or call 0800 123 1234 (not available at night). The Green Deal may enable you to finance your home warmer and cheaper at low interest.

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**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.