

## Sunnyhill Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

**£650,000**

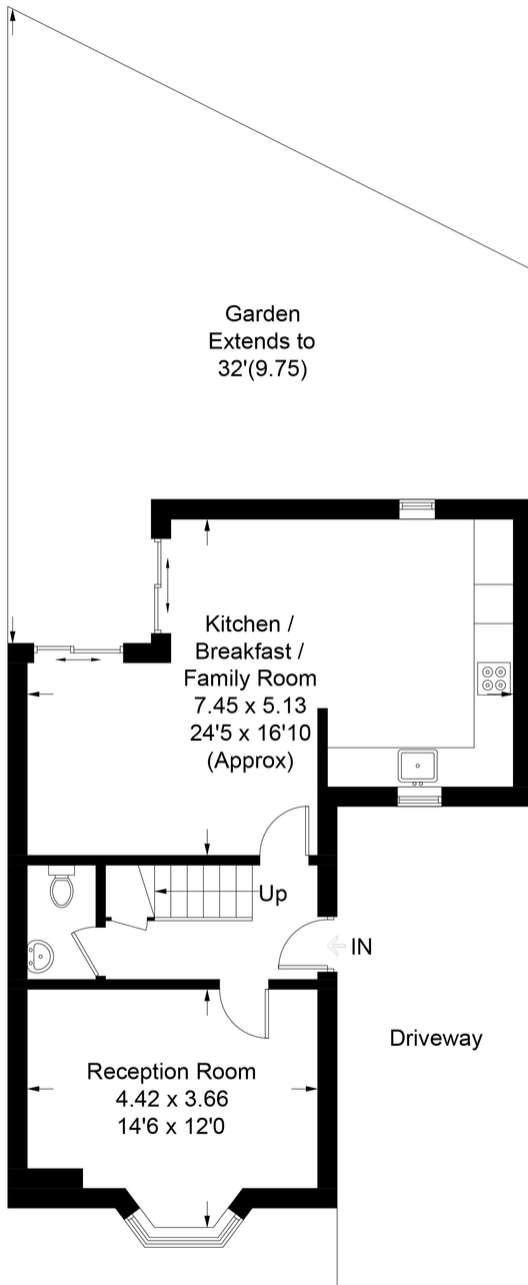
- Wonderful two bedroom cottage
- Excellent location



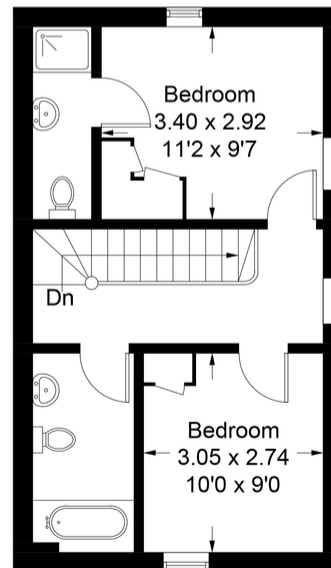
A fabulous cottage on this ever-popular road in central Streatham. The ground floor offers a wealth of living space with large open-plan kitchen/diner and reception at the rear, separate lounge to the front and lovely south-facing terraced garden. Upstairs are two good bedrooms, two bathrooms (one en-suite) and access to a large loft space. There is also off-street parking and the house is presented in excellent condition throughout. Sunnyhill Road offers easy access to both Streatham Hill and Streatham stations as well as the excellent array of shops bars and restaurants of the High Road.

# Sunnyhill Road

Approximate Gross Internal Area = 90.1 sq m / 970 sq ft



**Ground Floor**  
Sq ft 585



**First Floor**  
Sq ft 385

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID430733)



**Energy Performance Certificate** HM Government

58, Sunnyhill Road, LONDON, SW16 2UL  
 Dwelling type: Semi-detached house  
 Date of assessment: 21 April 2018  
 Date of certificate: 21 April 2018

Reference number: 8878-7524-0710-6768-7926  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 63 m<sup>2</sup>

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:** £ 1,674  
**Over 3 years you could save:** £ 252

Estimated energy costs of this home		Potential future savings	
Current costs	Potential costs	Potential future savings	You could save
Lighting £ 231 over 3 years	£ 163 over 3 years	£ 68	£ 252 over 3 years
Heating £ 1,131 over 3 years	£ 1,028 over 3 years	£ 103	
Hot Water £ 112 over 3 years	£ 214 over 3 years	£ 102	
<b>Total</b>	<b>£ 1,462</b>		

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, 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 shows how to save 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 Low energy lighting for all fixed outlets	£20	£ 39
2 Heating controls (room thermostat)	£300	£ 108
3 Solar water heating	£4,000 - £6,000	£ 102

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-recommendations](http://www.gov.uk/energy-efficiency-recommendations) or call 0800 123 1234 (not available at night). The Green Deal may enable you to finance your home warmer and cheaper than before.

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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.