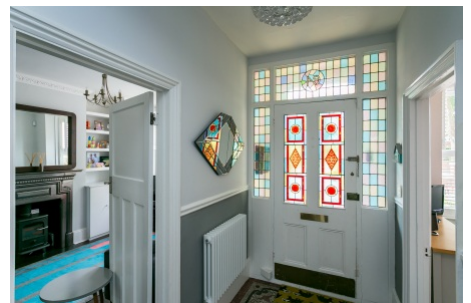


## Hitherfield Road, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

**£880,000**

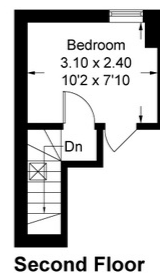
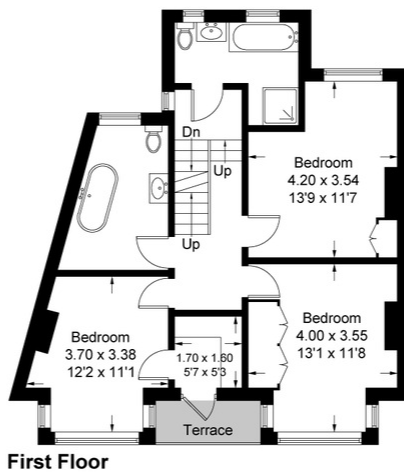
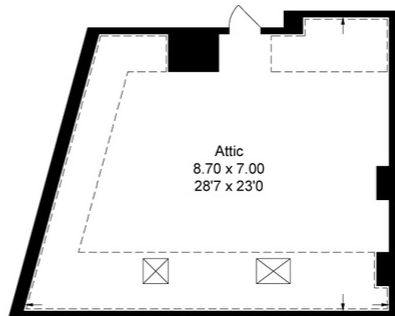
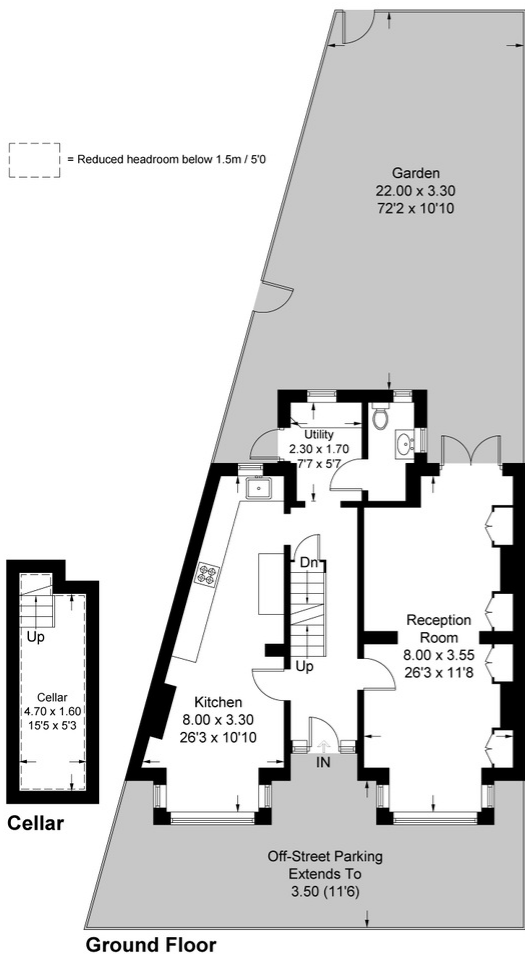
- **Stunning four bedroom end of terrace**
- **No onward chain**



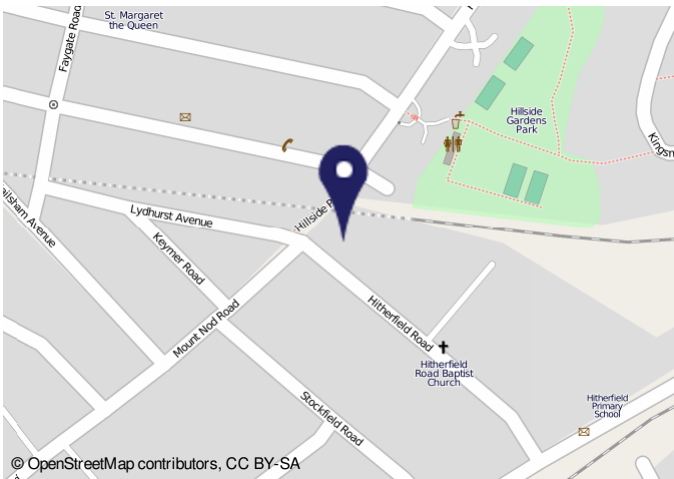
A stunning double fronted end of terrace four bedroom Victorian family home. The property boasts a double reception room leading to the garden as well as kitchen-diner. There is a utility room with downstairs toilet and cellar. Upstairs there are three double bedrooms with further study/bedroom at the top and family bathroom. The master bedroom benefits from walk-in wardrobe, en-suite and balcony. There is an impressive loft area (from the fourth bedroom) that has the potential for converting subject to planning. Many of the original features have been sensitively restored. The property is being sold with no onward chain. The house is situated on Hitherfield Road, close to Hitherfield Primary School. Tulse Hill and Streatham Hill stations give multiple options in terms of direct routes in to the City, London Bridge and Victoria.

# Hitherfield Road

Approximate Gross Internal Area = 170.1 sq m / 1831 sq ft  
 Reduced Headroom / Cellar = 28.7 sq m / 309 sq ft  
 Total = 198.8 sq m / 2140 sq ft



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. (ID451010)



**Energy Performance Certificate** HM Government

64, Hitherfield Road, LONDON, SW16 2LN  
 Dwelling type: Semi-detached house  
 Date of assessment: 20 April 2018  
 Date of certificate: 22 April 2018  
 Reference number: 0455-2870-7644-6528-2755  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 138 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 installing improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 4,287  
**Over 3 years you could save:** £ 1,674

Estimated energy costs of this home		Potential costs		Potential future savings
Current costs	Over 3 years	Potential costs	Over 3 years	Over 3 years
Lighting	£ 276	£ 276	£ 276	You could save £ 1,674 over 3 years
Heating	£ 3,881	£ 2,112	£ 2,112	
Hot Water	£ 330	£ 225	£ 225	
<b>Total</b>	<b>£ 4,287</b>	<b>£ 2,613</b>	<b>£ 2,613</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 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 measure	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 1,254
2. Floor insulation (suspended floor)	£600 - £1,200	£ 207
3. Heating controls (room thermostat)	£350 - £450	£ 108

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

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 121 1224 (textonly). The Green Deal may enable you to make your home warmer and cheaper to run.

**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.