

Hitherfield Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £250,000

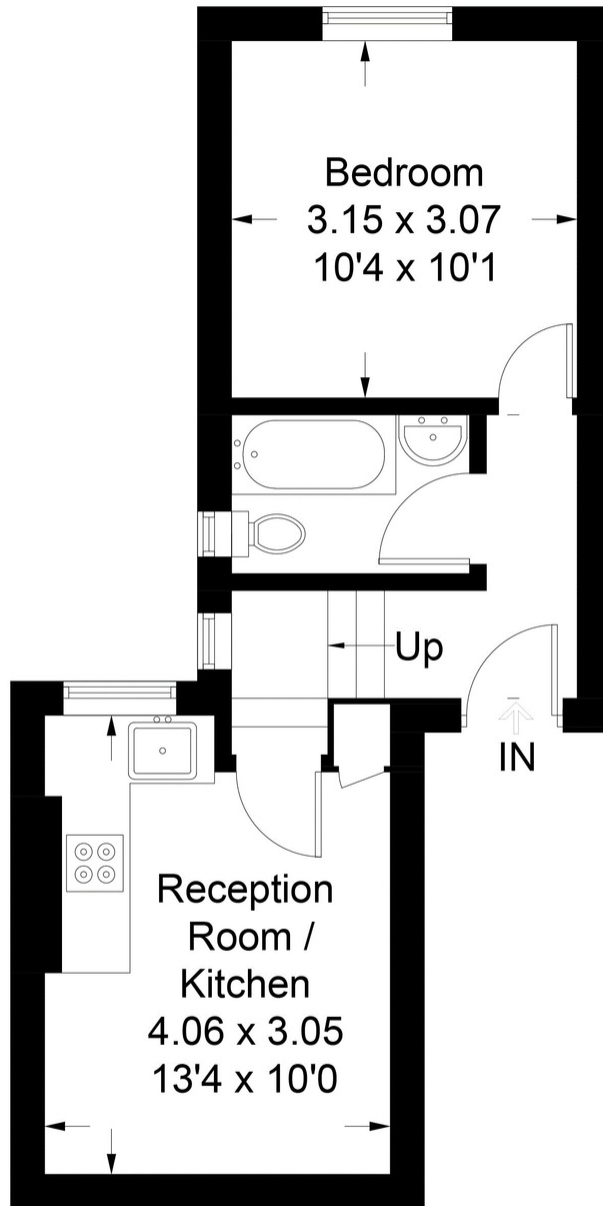
- Victorian period conversion
- No onward chain



A charming one bed split level flat set in a Victorian period conversion on Hitherfield Road. The property is in good condition with the bedroom at the rear of the flat overlooking pretty gardens. Hitherfield Road is a quiet residential street very close to Hillside Gardens which has a lovely park with tennis courts and children's play area. There are numerous bars, restaurants and shops in nearby Streatham Hill and Tulse Hill and excellent overground rail Stations at both offering direct access into London Bridge, Victoria and the City. The popular Hitherfield Primary School is situated on this same road. This property is being sold with no onward chain.

Hitherfield Road

Approximate Gross Internal Area = 30.4 sq m / 327 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID469058)



Energy Performance Certificate

30b Hitherfield Road, LONDON, SW16 2LN
 Dwelling type: Mid-rise flat
 Date of assessment: 17 August 2018
 Date of certificate: 17 August 2018
 Reference number: 0154-2893-7780-8866-4251
 Type of assessment: RdSAP existing dwelling
 Total floor area: 30 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 installing improvement measures

| Estimated energy costs of dwelling for 3 years: | | Current costs | Potential costs |
|---|----------------------|--------------------|--|
| Lighting | £ 114 over 3 years | £ 76 over 3 years | Potential future savings You could save £ 388 over 3 years |
| Heating | £ 1,014 over 3 years | £ 489 over 3 years | |
| Hot Water | £ 229 over 3 years | £ 204 over 3 years | |
| Total | £ 1,356 | £ 769 | |

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 sockets, and electricity generated by microgeneration.

| Energy Efficiency Rating | | Current | Potential |
|---|--|---|-----------|
| 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 | £ 242 |
| 2 Low energy lighting for all fixed outlets | £10 | £ 33 |
| 3 Replace boiler with new condensing boiler | £2,200 - £3,000 | £ 105 |

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.energy.gov.uk or call 0800 121 1224 (relevant national rates). 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.