

Sunnyhill Road, Streatham SW16

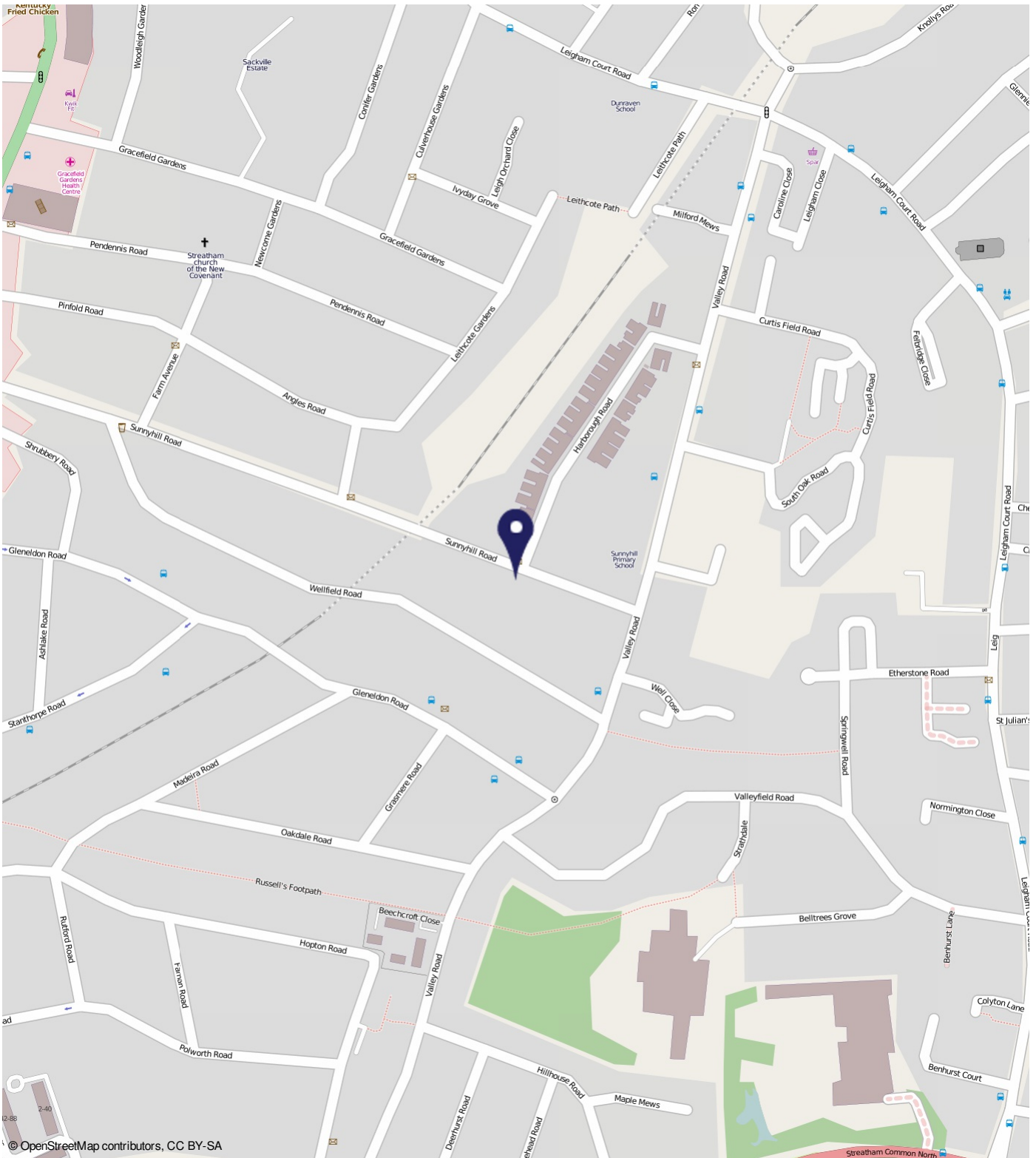
Borough: Lambeth

£1,750 pcm

- Three bedroom garden flat
- Spacious and light accommodation



This re-decorated period conversion offers split level accommodation comprising; a spacious reception room with feature fireplace, separate eat-in kitchen with modern appliances (including a dishwasher), three bedrooms and a modern bathroom with freestanding bath tub and shower cubical. Additional benefits include; a private rear garden, in-built storage, double glazing and direct side access to the garden. Sunnyhill Road is a residential street in Streatham, located within close proximity of Streatham Hill and Streatham BR as well as local amenities on Streatham High Road. Available Mid-March.



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Distances

- To Streatham Rail Station 0.5 miles
- To Streatham Hill Rail Station 0.7 miles
- To West Norwood Rail Station 0.8 miles
- To Streatham Common Rail Station 0.9 miles
- To Tulse Hill Rail Station 1 miles

Energy Performance Certificate HM Government

Ground Floor, 154a Sunnyhill Road, LONDON, SW16 2JN

Dwelling type: Ground floor flat Reference number: 9805-1068-7239-6521-3964
 Date of assessment: 10 January 2019 Type of assessment: RdSAP (existing dwelling)
 Date of certificate: 21 January 2019 Total floor area: 67 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: **£ 2,448**

Over 3 years you could save: **£ 1,632**

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 286 over 3 years	£ 188 over 3 years
Heating	£ 1,743 over 3 years	£ 819 over 3 years
Hot Water	£ 417 over 3 years	£ 206 over 3 years
Totals	£ 2,448	£ 1,413

You could save £ 1,035 over 3 years

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 65).

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.

Current	Potential
D	C

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 524
2. Floor insulation (solid floor)	£4,000 - £8,000	£ 138
3. Low energy lighting for all fixed outlets	£20	£ 78

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

To receive advice on what measures you can take to reduce your energy bills, visit www.openenergycertificate.org.uk or call freephone 0800 444222. 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.