

Sunnyhill Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£550,000

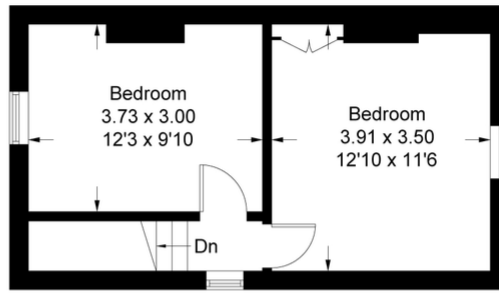
- South facing garden
- Semi-detached



An exciting opportunity to purchase a lovely Victorian cottage in the heart of Streatham. This semi-detached house still retains some original features and would benefit from modernisation and refurbishment. The south facing garden stretches to over 80 ft which would attract any keen gardener. Good schools are close by including Sunnyhill Primary School and Dunraven Secondary School. Streatham High Street has an abundance of shops, bars and restaurants to suit all pallets. Streatham Common, The Rookery and Tooting Bec Common offer wide open spaces. Streatham Hill and Streatham Station offer direct access in to London Bridge, Victoria and Central London. There is no onward chain.

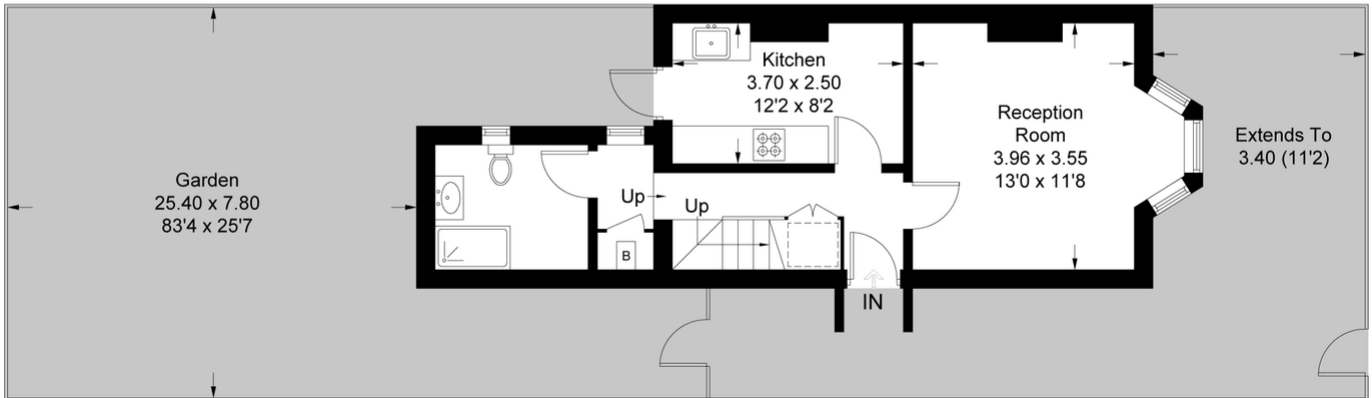
Sunnyhill Road

Approximate Gross Internal Area = 66.7 sq m / 718 sq ft
 Reduced Headroom = 0.7 sq m / 8 sq ft
 Total = 67.4 sq m / 726 sq ft



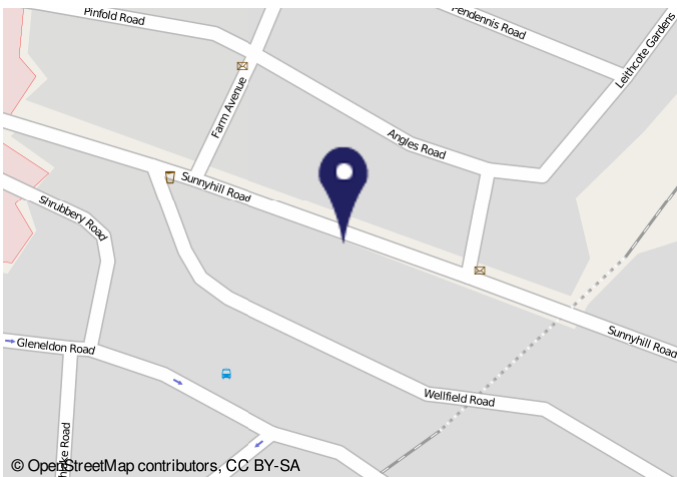
First Floor

= 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. (ID513694)



Energy Performance Certificate

66, Sunnyhill Road, LONDON, SW16 2UL
 Dwelling type: Semi-detached house
 Date of assessment: 15 January 2019
 Date of certificate: 23 January 2019
 Reference number: 9658-3026-7249-6621-2910
 Type of assessment: RdSAP existing dwelling
 Total floor area: 65 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: **£ 1,941**

Over 3 years you could save **£ 585**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 204 over 3 years	£ 147 over 3 years	You could save £ 585 over 3 years
Heating	£ 1,482 over 3 years	£ 1,035 over 3 years	
Hot Water	£ 255 over 3 years	£ 174 over 3 years	
Total	£ 1,941	£ 1,356	

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 used for running 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 65). The EPC rating given here is based on apparent 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 Internal or external wall insulation	£4,000 - £14,000	£ 268
2 Floor insulation (suspended floor)	£800 - £1,200	£ 81
3 Low energy lighting for all fixed outlets	£15	£ 81

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-efficiency-valuation or call 0800 553 1234 (textphone 0300 553 1234) (textphone 0300 553 1234) (textphone 0300 553 1234). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.