

## Hillside Gardens, Streatham SW2

Tenure: Leasehold Borough: Lambeth

**£335,000**

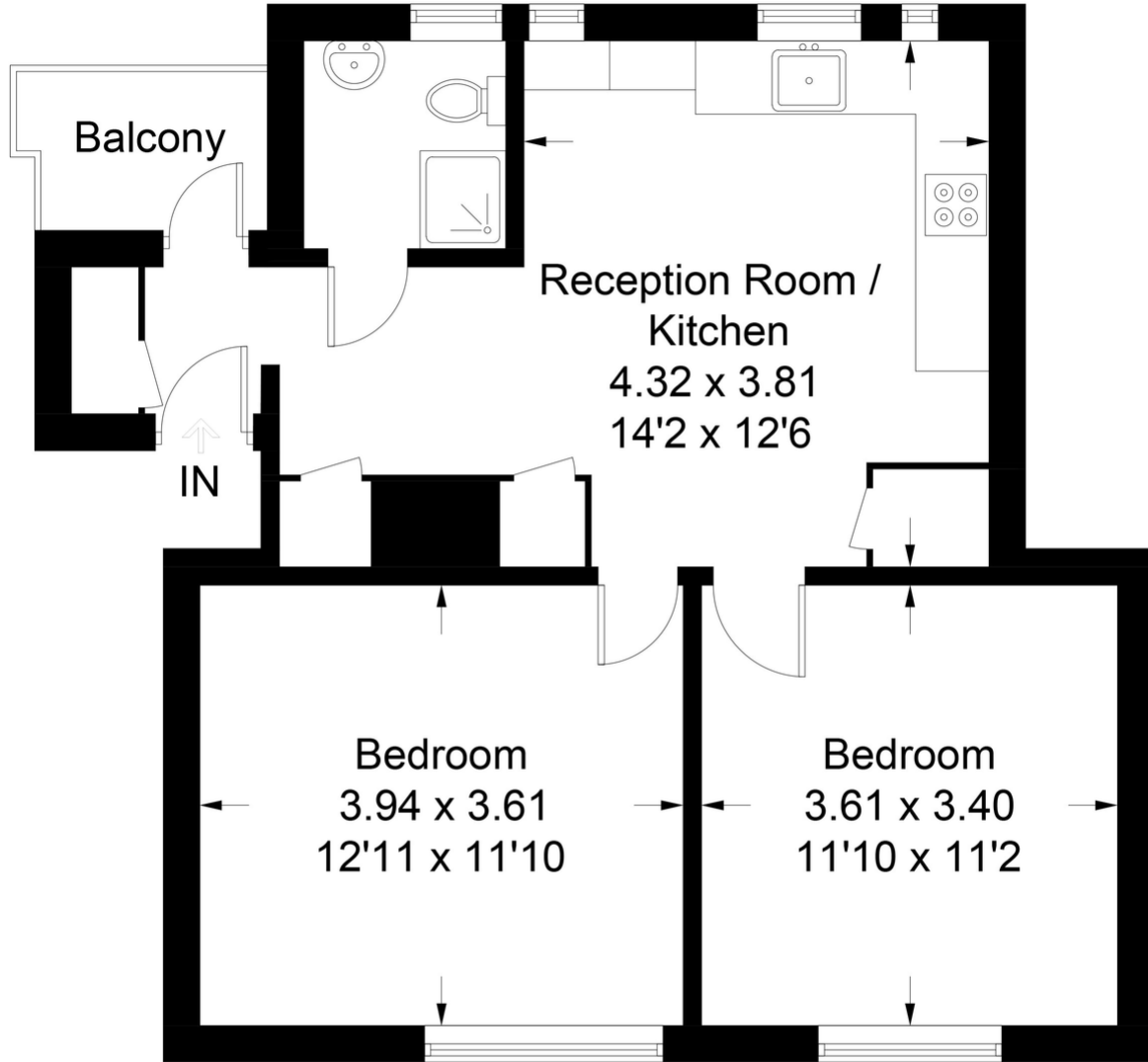
- Two double bedrooms
- Balcony



A beautifully presented two double bedroom flat on the top floor of a low rise building. The accommodation has open plan kitchen/reception room, two large double bedrooms and small balcony with far reaching views towards Crystal Palace with plenty of built in storage cupboards. The property is located close to Hillside Gardens with municipal tennis courts, basket ball court and play area on Hillside Road. Both Tulse Hill and Streatham Hill stations are a short walk away offering alternative routes into Clapham Junction, Victoria, London Bridge and The City. There are a host of amenities, shops, bars and restaurants on both Streatham High Road and Norwood Road. Brockwell Park is also close by.

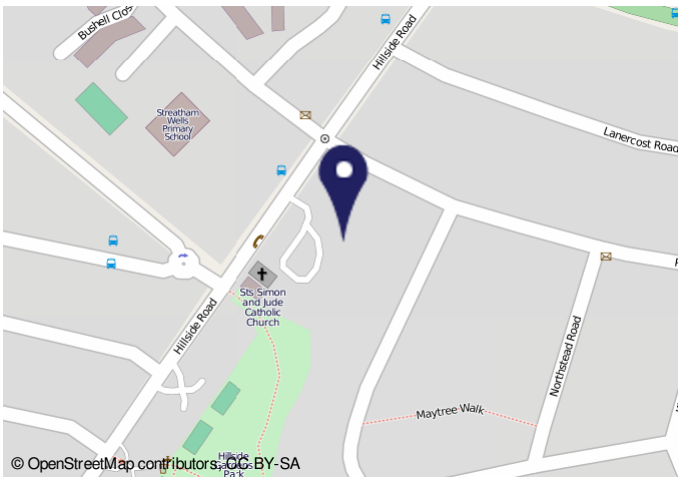
# Hillside Gardens

Approximate Gross Internal Area Total = 54.7 sq m / 589 sq ft



## Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID 526791)



**Energy Performance Certificate**

22, Hillside Gardens, Hillside Road, LONDON, SW2 3HU

Dwelling type: Top-floor flat Reference number: 8751-1850-2626-1827-3643  
 Date of assessment: 27 June 2014 Type of assessment: RdSAP existing dwelling  
 Date of certificate: 27 June 2014 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 installing improvement measures

**Estimated energy costs of dwelling for 3 years:** **£ 2,499**  
**Over 3 years you could save** **£ 1,284**

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 105 over 3 years	You could save <b>£ 1,284</b> over 3 years
Heating	£ 2,081 over 3 years	£ 875 over 3 years	
Hot Water	£ 270 over 3 years	£ 240 over 3 years	
<b>Total</b>	<b>£ 2,499</b>	<b>£ 1,220</b>	

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 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 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. Flat roof or sloping ceiling insulation	£800 - £1,500	£ 575
2. Internal or external wall insulation	£4,000 - £14,000	£ 452
3. Low energy lighting for all fixed outlets	£30	£ 54

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](http://www.gov.uk/energy-efficiency) or call 0300 123 1234 (standard national rate). 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.