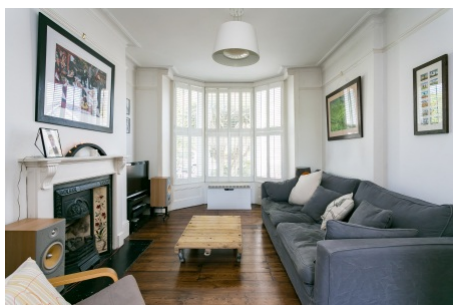


Sunnyhill Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

Offers in excess of £900,000

- Large south facing garden
- Semi-detached Victorian house



A handsome Victorian house boasting a sizeable and modern kitchen/diner perfect for entertaining with a functional island. Leading on from the superb kitchen, bifold doors open to a south facing garden. The garden has side access and a summer house equipped with water and electricity. The raised ground floor invites you into a double reception room. Upstairs is a unique landing space, fit for a study which then leads on-to two double bedrooms both with inbuilt wardrobes. There is permitted development to extend further on the top floor - where the final bedroom is. The property oozes with natural light and offers ample storage. This home has maintained many of its original features, with recently refurbished sash windows. Sunnyhill Road is close to the local amenities that Streatham High Street has to offer and is also close to excellent local schools.

Sunnyhill Road

Approximate Gross Internal Area (Excluding Eaves / Void)

158.4 sq m / 1705 sq ft

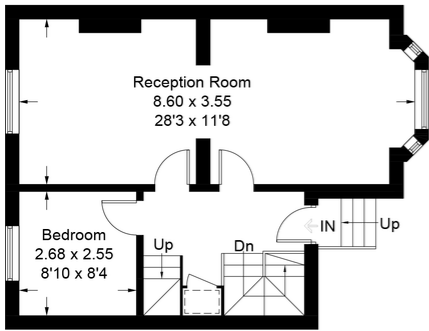
Reduced Headroom = 3.6 sq m / 39 sq ft

Summer House = 20.8 sq m / 224 sq ft

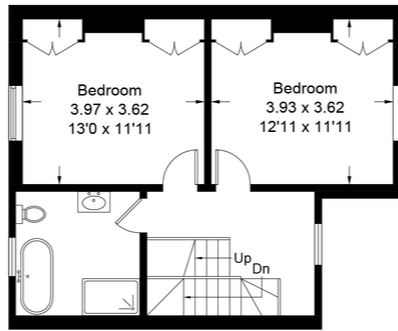
Total = 182.8 sq m / 1968 sq ft



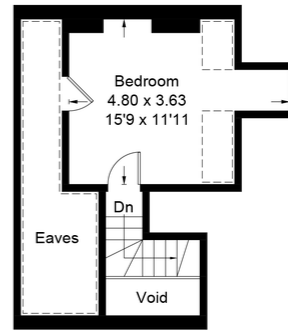
= Reduced headroom below 1.5m / 5'0"



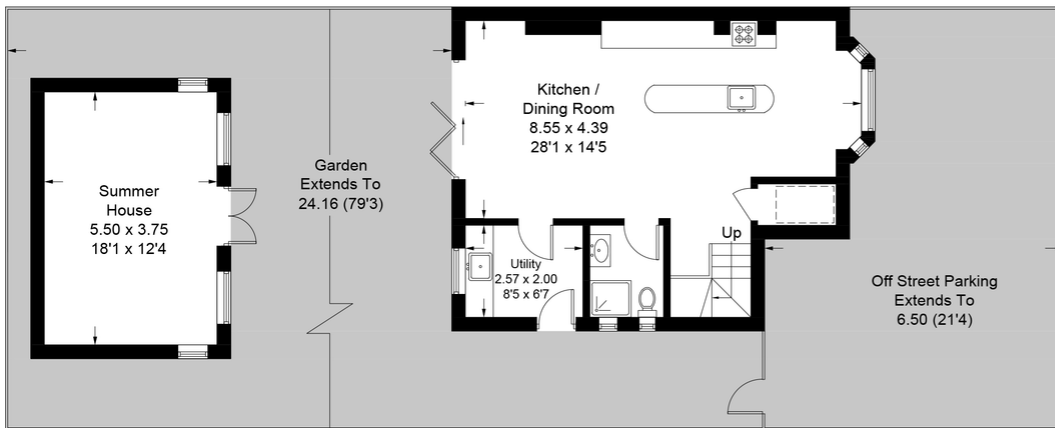
Ground Floor



First Floor

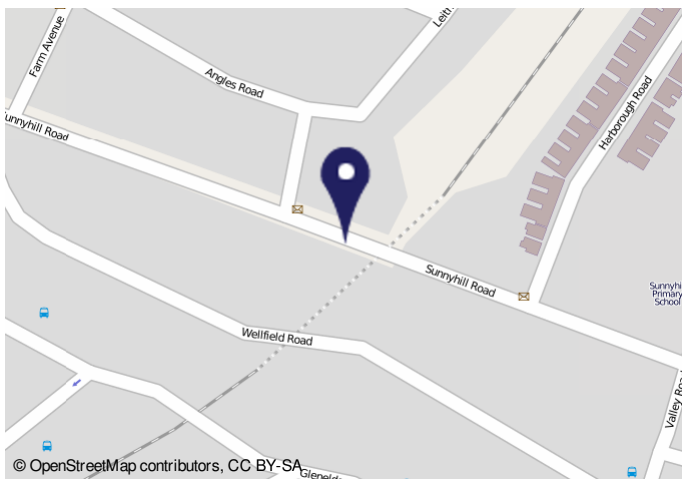


Second Floor



Lower 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. (ID563523)



Energy Performance Certificate

132, Sunnyhill Road, LONDON, SW16 2UN
 Dwelling type: Semi-detached house
 Date of assessment: 02 April 2013
 Date of certificate: 03 April 2013

Reference number: 0128-9025-7264-0667-7944
 Type of assessment: RdSAP existing dwelling
 Total floor area: 159 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: **£ 6,439**
 Over 3 years you could save: **£ 1,779**

Estimated energy costs of this home		Potential future savings
Current costs	Potential costs	
Lighting	£ 425 over 3 years	£ 215 over 3 years
Heating	£ 4,734 over 3 years	£ 3,185 over 3 years
Hot Water	£ 280 over 3 years	£ 280 over 3 years
Total	£ 5,439	£ 3,689

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 Internal or external wall insulation	£4,000 - £14,000	£ 1,619
2 Floor insulation	£800 - £1,200	£ 144
3 Draught proofing	£80 - £120	£ 45

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.

Page 1 of 4

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.