

Sunnyhill Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

£300,000

- Shared freehold
- Popular residential Street



A wonderfully spacious, top-floor apartment in this smart stand alone building a short walk from the excellent shops, bars and restaurants of Streatham High Road. The property comes with a share in the freehold, lovely communal garden, off-street parking and is sold with no onward chain. Sunnyhill road is one of the most popular streets in the area with easy access to both Streatham and Streatham Hill stations and the wide open spaces of Streatham Common.

Sunnyhill Road

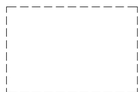
Approximate Gross Internal Area = 45.9 sq m / 494 sq ft

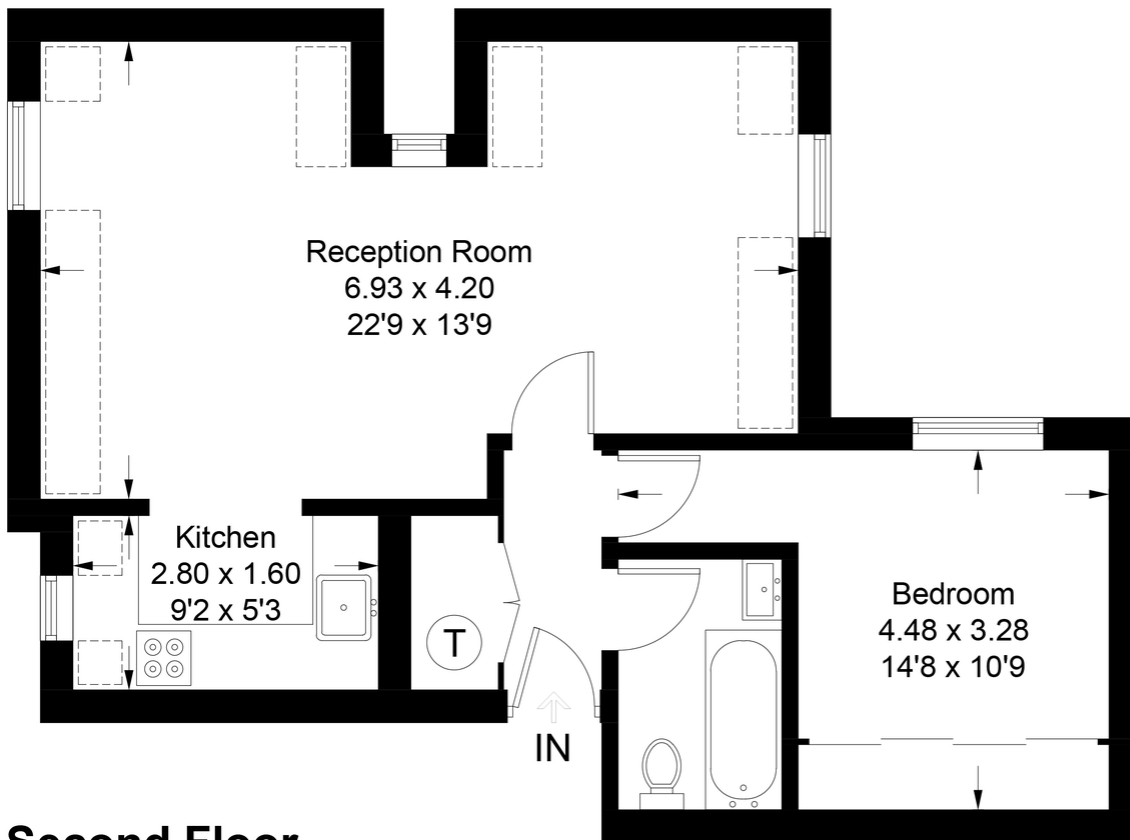
(Excluding Reduced Headroom)

Reduced Headroom = 4.8 sq m / 52 sq ft

Total = 50.7 sq m / 546 sq ft

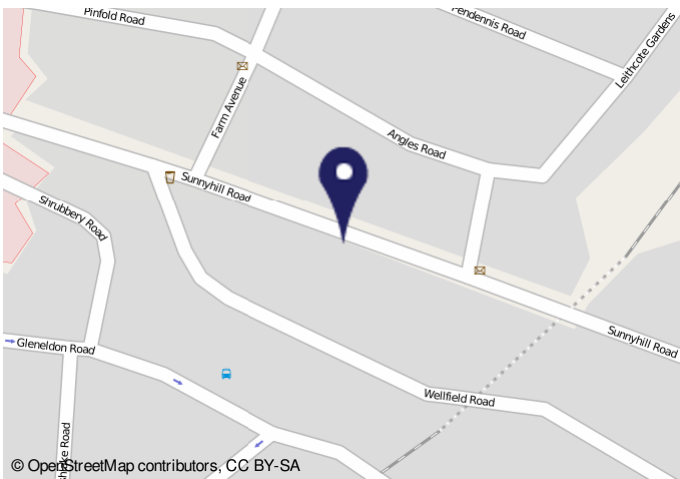



 = Reduced headroom below 1.5m / 5'0"



Second 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. (ID614731)



Energy Performance Certificate 

Flat 6, 80 Sunnyhill Road, LONDON, SW16 2UL

Dwelling type: Top-floor flat
 Date of assessment: 05 November 2018
 Date of certificate: 05 November 2018

Reference number: 0756-2904-0270-4155-1940
 Type of assessment: RdSAP existing dwelling
 Total floor area: 53 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 making improvement measures

Estimated energy costs of dwelling for 3 years:	Current costs	Potential costs
Over 3 years you could save	£ 1,782	£ 39

Estimated energy costs of this home		Potential future savings
Lighting	£ 196 over 3 years	£ 166 over 3 years
Heating	£ 1,137 over 3 years	£ 1,152 over 3 years
Hot Water	£ 447 over 3 years	£ 447 over 3 years
Total	£ 1,780	£ 765

Energy Efficiency Rating

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 heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

Energy Efficiency Rating	Current	Potential
Energy Efficiency Rating	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. Low energy lighting for all fixed outlets	£15	£ 28

To receive advice on what measures you can take to reduce your energy bills, visit www.compareenergyandgas.org.uk or call Response 0800 442022. 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.