

Sunnyhill Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£500,000

- Delightful garden flat
- Private front door



A really attractive two bedroom flat which has a fabulous private rear garden, own street entrance and a charming feel. It's on one of the most popular roads in the area, walkable to both stations and the common. There are many shops, pubs and restaurants nearby on the High Street. The flat has a wealth of entertaining space with a large kitchen-diner and separate reception that leads directly to the magnificent south-facing garden. There is no onward chain and a long leasehold.

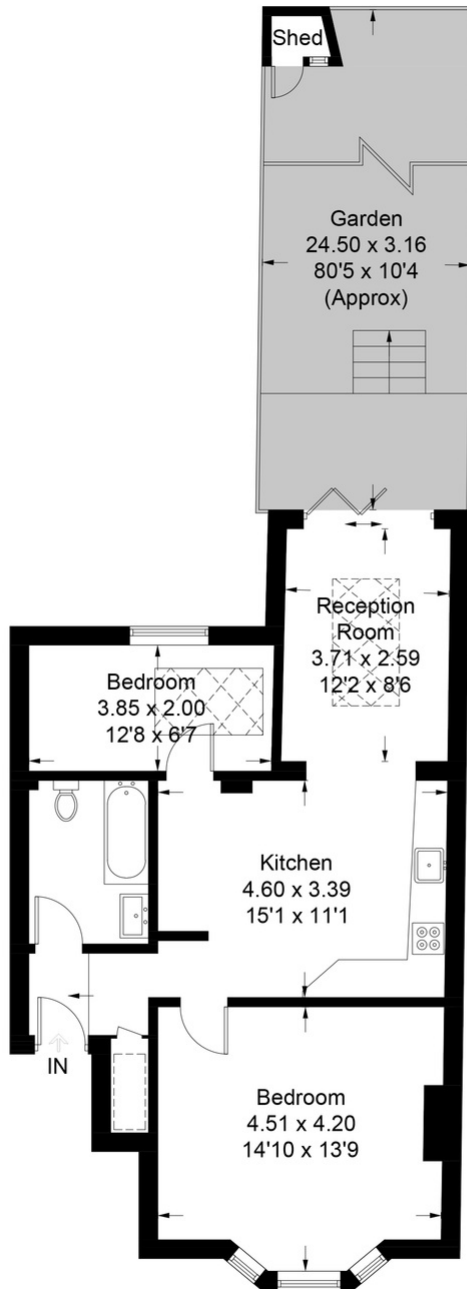
Sunnyhill Road

Approximate Gross Internal Area = 62.5 sq m / 673 sq ft

(Excluding Reduced Headroom / Shed)

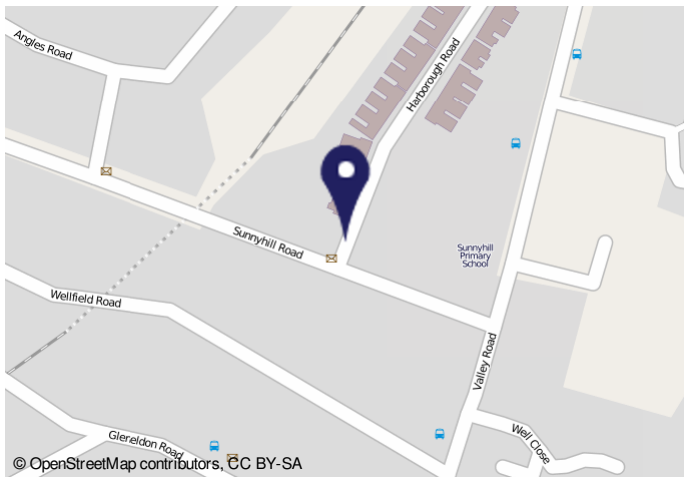
Reduced Headroom = 0.7 sq m / 7 sq ft

Total = 63.2 sq m / 680 sq ft



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. (ID641950)



Energy Performance Certificate

196a, Sunnyhill Road, LONDON, SW16 2UN
 Dwelling type: Residential flat
 Date of assessment: 18 March 2020
 Date of certificate: 23 March 2020
 Reference number: 8750-8727-7710-0316-6206
 Type of assessment: RdSAP existing dwelling
 Total floor area: 66 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: **£ 1,686**
 Over 3 years you could save **£ 417**

Estimated energy costs of this home		Potential costs		Potential future savings
Lighting	Current costs	Current costs	Potential costs	
	£ 330 over 3 years	£ 330 over 3 years	£ 168 over 3 years	You could save £ 417 over 3 years
Heating	£ 1,122 over 3 years	£ 1,122 over 3 years	£ 387 over 3 years	
Hot Water	£ 234 over 3 years	£ 234 over 3 years	£ 234 over 3 years	
Total	£ 1,686	£ 1,686	£ 589	

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 cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The highest 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 standard 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	£ 23
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 43
3 Low energy lighting for all fixed outlets	£30	£ 147

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.openenergycouncil.org.uk or call freephone 0800 444422. The Green Deal may enable you to fund your home without any upfront cost to you.

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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.