

## Sunnyhill Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£600,000**

- Three bedrooms
- South-facing garden

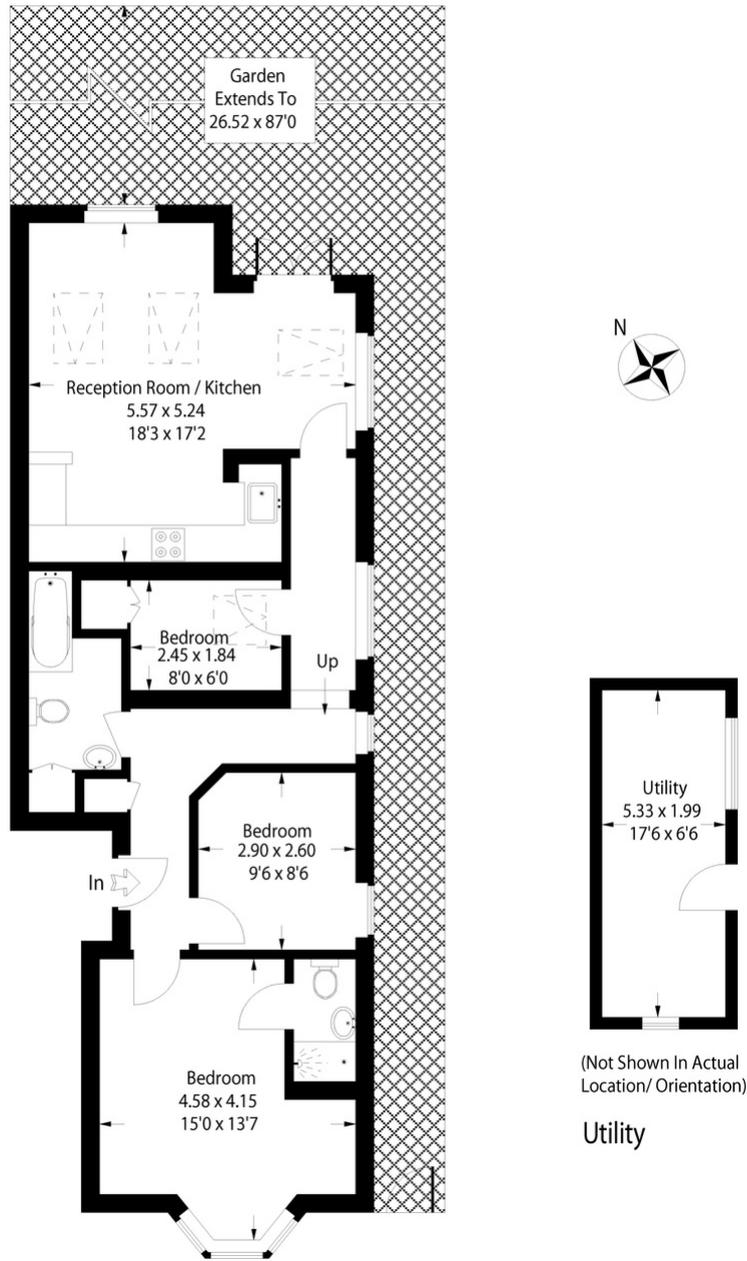


A stunning and unique three bedroom, two bathroom, ground floor, garden flat with private entrance. This property, arranged over the entire ground floor of a handsome Victorian semi-detached house, is presented in excellent condition, has a magnificent South-facing garden with far-reaching views to the South of London.

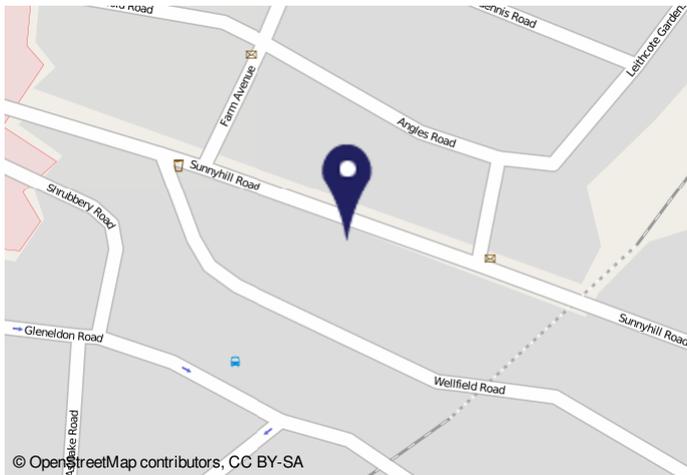
Sunnyhill Road is highly sought-after with easy access to Streatham Hill and Streatham train stations and the excellent array of shops, bars and restaurants of the High Street. Sold with no onward chain and a share in the freehold

# Sunnyhill Road

Approximate Gross Internal Area = 75 sq m / 807 sqft  
 Utility = 11 sq m / 118 sqft  
 Total = 86 sq m / 926 sqft



This plan is for layout guidance only. Not drawn to scale unless stated.  
 Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID71228)



**Energy Performance Certificate**

108, Sunnyhill Road, LONDON, SW18 2UL  
 Dwelling type: Ground floor flat  
 Date of assessment: 16 May 2019  
 Date of certificate: 17 May 2019

Reference number: 0756-2826-6153-6691-6615  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 64 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:**

Over 3 years you could save	£ 6,647
Over 3 years you could save	£ 384

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	
Heating	£ 1,185 over 3 years	£ 834 over 3 years	
Hot Water	£ 300 over 3 years	£ 207 over 3 years	
<b>Total</b>	<b>£ 1,647</b>	<b>£ 1,203</b>	<b>You could save £ 384 over 3 years</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. They include energy use for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Energy efficiency	Current	Potential
Energy efficiency	D	C

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	£ 336
2. Floor insulation (suspended floor)	£600 - £1,200	£ 69
3. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 98

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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.