

Hillside Road, Streatham SW2

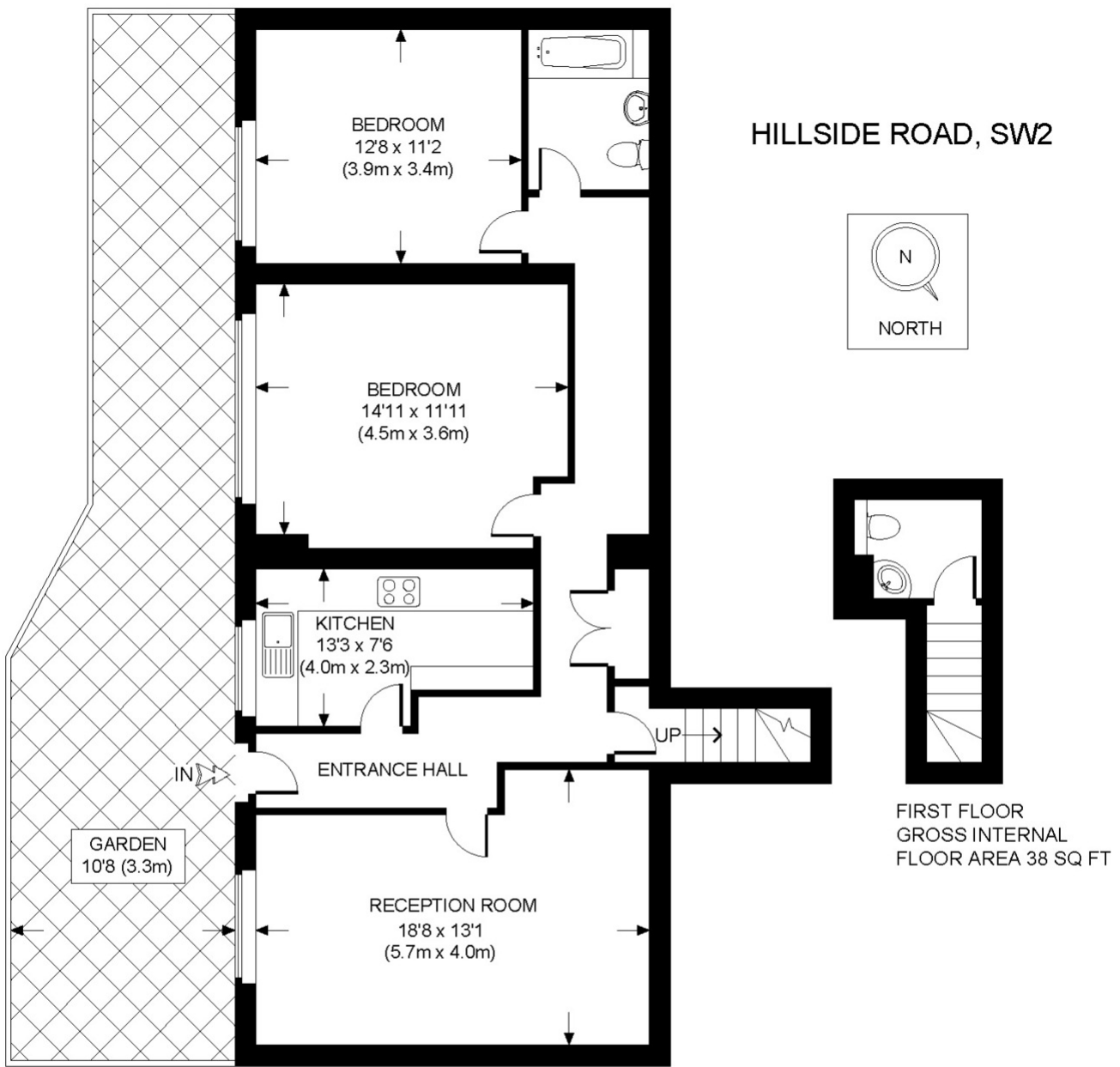
Tenure: Share of Freehold Borough: Lambeth

£490,000

- Wonderful and spacious period property
- Private Garden



A beautifully presented two bedroom garden flat in an unusual period building located in a conservation area. The accommodation comprises two large double bedrooms, reception, modern kitchen, bathroom and further w/c all in excellent decorative order. The apartment is accessed via its own securely-gated entrance and has a private patio garden. The location is excellent right next to Hillside Gardens, one of Lambeth's prestigious six 'Green Flag' Award-winning parks with its spacious recreational area and tennis courts and with Tulse Hill and Streatham Hill stations in easy reach you have excellent rail services to the city and West End.



APPROXIMATE GROSS INTERNAL AREA = 947 SQ.FT. (88 SQ. M.)

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 it.



2009201_1833 Energy performance certificate (EPC) - Floor energy certificate - 02/04/20

Energy performance certificate (EPC)		Energy rating	Valid until
2009201_1833	Floor energy certificate	D	30 September 2021
2009201_1833	Floor energy certificate	Certificate number: 999-9921-9999-1714-0216	

Property type: Ground-floor maisonette

Total floor area: 77 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [more about the conditions on the exemptions and exemptions that apply to you here](#) and [what you can do to improve the energy efficiency of your property](#).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

See [how to improve this property's energy efficiency](#).

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales: the average energy rating is D, the average energy score is 60.

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.