

Sunnyhill Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

Offers in excess of £600,000

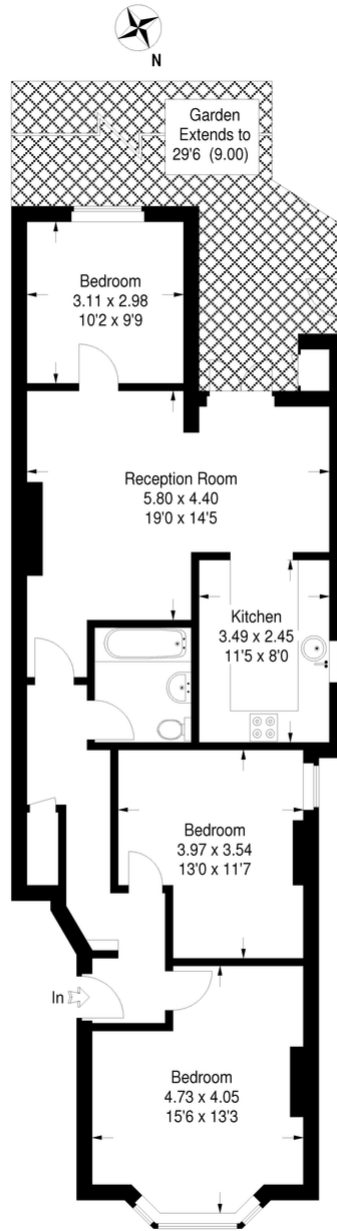
- Three double bedrooms
- Lovely South facing garden



A fabulous three double bedroom ground floor flat with a delightful south facing garden. The accommodation is in excellent decorative order, with period features and feels spacious and modern. The garden is private to the flat, accessed directly off the living room and has far reaching views. Located on a very popular road within walking distance of Streatham and Streatham Hill stations and the bus services, shops, bars and restaurants on the high street at the end of the road.

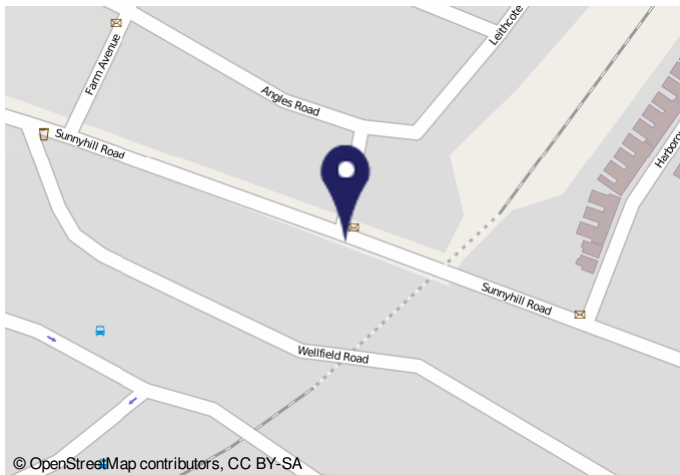
Sunnyhill Road

Approximate Gross Internal Area
88 sq m / 947 sq ft



Ground Floor

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. (ID63004)



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1/2022, 11:03 AM Energy performance certificate (EPC) - Floor energy certificate - 02004

Energy performance certificate (EPC)	
<p>Energy performance certificate (EPC) - Floor energy certificate - 02004</p> <p>Valid until: 14 June 2033</p> <p>Certificate number: 888-882 / 284-881-888</p>	<p>Energy rating: C</p>
<p>Property type: Ground-floor flat</p> <p>Total floor area: 82 square metres</p>	
<p>Rules on letting this property</p> <p>Properties can be rented if they have an energy rating from A to E.</p> <p>If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read more about exemptions on the exemptions and exemptions page (https://www.gov.uk/government/guidance/energy-ratings-for-rented-properties).</p>	
<p>Energy efficiency rating for this property</p> <p>The property's current energy rating is C. It has the potential to be C.</p> <p>See how to improve this property's energy efficiency</p>	
<p>The graph shows the property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales, the average energy rating is D and the average energy score is 60.</p>	

1/2022, 11:03 AM

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.