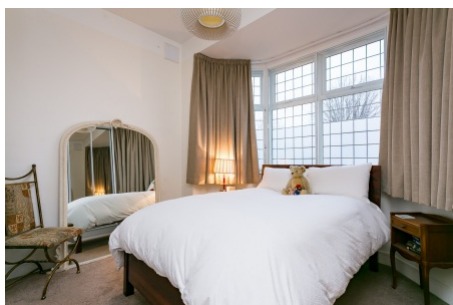


Drewstead Road, Streatham Hill SW16

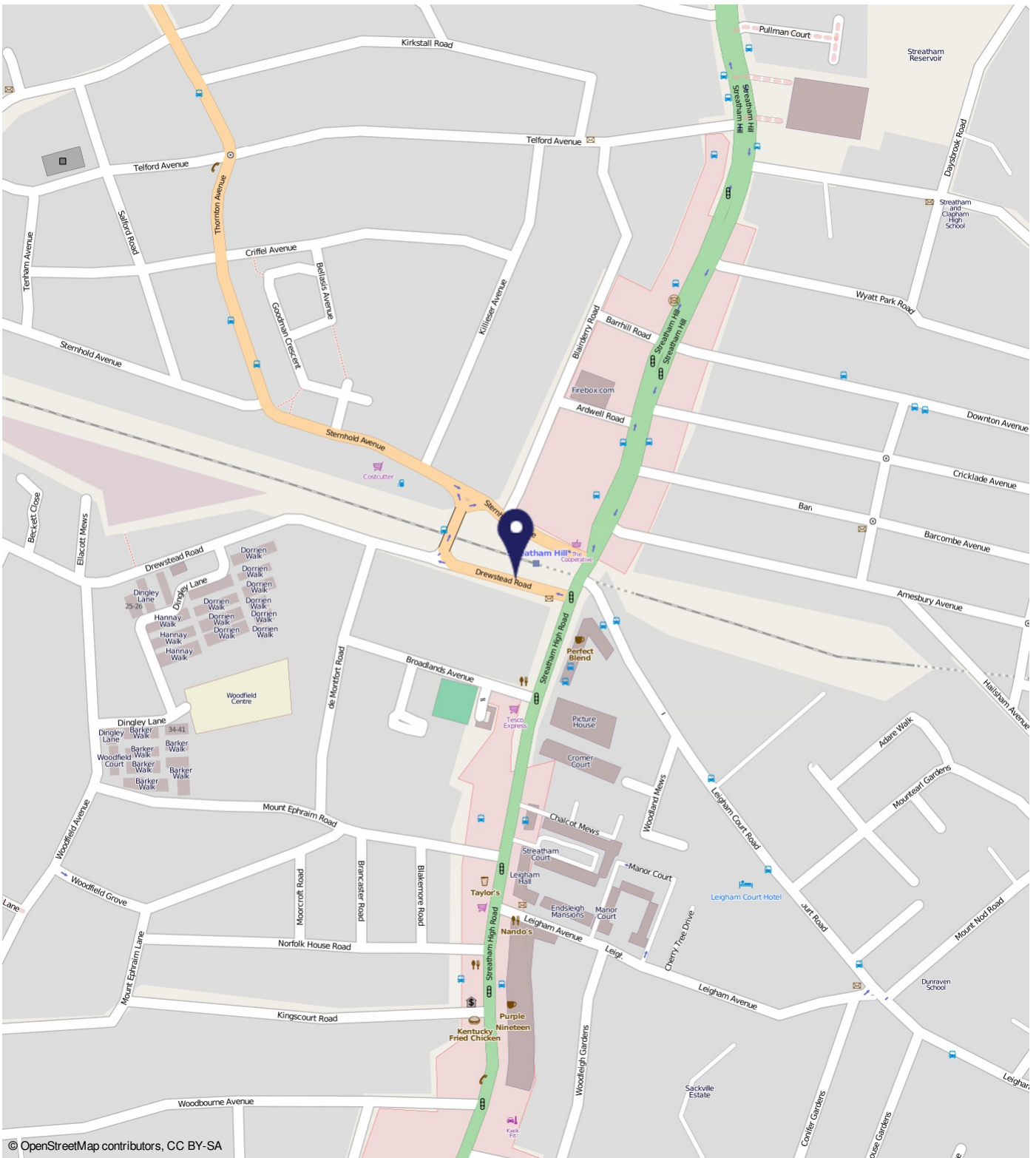
Borough: Lambeth

£1,400 pcm

- Two double bedroom flat
- Close to Streatham Hill station



A spacious two bedroom split-level flat in a great location opposite Streatham Hill Station. The flat is smart and well presented. The accommodation comprise; large open plan kitchen/ living room, two double bedrooms and smart bathroom. There are a number of shops, bars and restaurants on the high street as well as buses into the city as an alternative to the station. Available soon, part-furnished.



Drewstead Road, Streatham Hill SW16

Distances

- To Streatham Hill Rail Station 0 miles
- To Streatham Rail Station 0.9 miles

Energy Performance Certificate

Plot 1, 9 Drewstead Road, LONDON, SW16 1LY

Dwelling type: Ground floor maisonette
 Date of assessment: 25 September 2006
 Date of certificate: 25 September 2006
 Reference number: 2550-4019-6211-6481-8030
 Total floor area: 95 sqm

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales 2009-10-01

The energy efficiency rating is a measure of the overall efficiency of a home. This higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of the home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	Comment
Energy use	163 kWh/m ² per year	163 kWh/m ² per year	
Carbon dioxide emissions	1.5 tonnes per year	1.5 tonnes per year	
Lighting	£28 per year	£28 per year	
Heating	£248 per year	£248 per year	
Hot water	£92 per year	£92 per year	

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the costs of fuel and not any associated services, maintenance or safety inspections. This certificate has been provided for comparative purposes only and similar one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 912 912 or visit www.energysavingtrust.org.uk/home

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.