

## Drewstead Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**Guide Price £375,000**

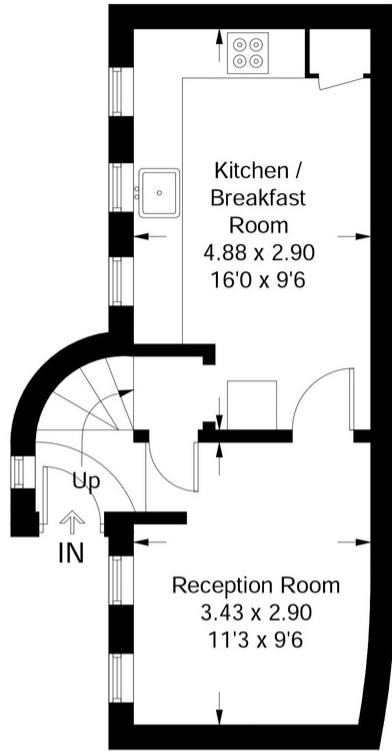
- Fabulous character
- Opposite Station



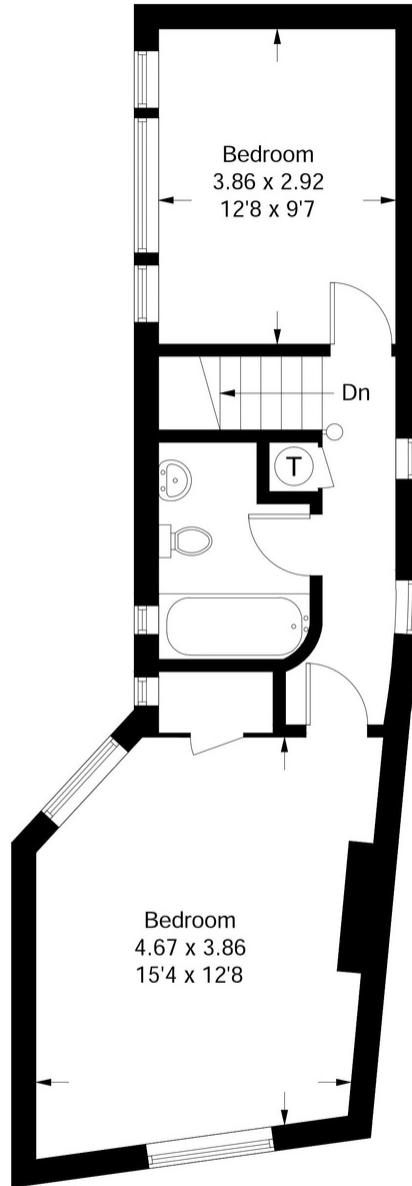
A fabulous and quite unique converted two bedroom former coach house. The property is in a great location opposite Streatham Hill station and on the doorstep of all the shops, bars and restaurants but also benefits from a secluded and quiet position. The accommodation has great character and charm and is set behind private gates sharing a cobbled mews. This property is being offered chain free.

# Drewstead Road

Approximate Gross Internal Area Total = 70.4 sq m / 757 sq ft



**Ground Floor**  
Sq ft 287



**First Floor**  
Sq ft 470

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID360620)



**Energy Performance Certificate**

15, Drewstead Road, LONDON, SW16 1LY  
 Dwelling type: Semi-detached house  
 Date of assessment: 31 July 2013  
 Date of certificate: 31 July 2013  
 Reference number: 0713-2826-7031-6077-6511  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 72 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 making improvement measures

**Estimated energy costs of dwelling for 3 years:** £ 4,596  
**Over 3 years you could save:** £ 2,790

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 246 over 3 years	£ 161 over 3 years	You could save £ 2,790 over 3 years
Heating	£ 3,918 over 3 years	£ 1,628 over 3 years	
Hot Water	£ 444 over 3 years	£ 227 over 3 years	
<b>Total</b>	<b>£ 4,608</b>	<b>£ 1,996</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The switches energy cost for heating appliances like TVs, computers and cookers, and any electricity generated by re-generation.

**Energy Efficiency Rating**

Energy efficient: lower energy costs	Current	Potential
Per year (kWh/m <sup>2</sup> )	63	29

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 in page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 69	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,377	✓
3 Floor insulation	£800 - £1,200	£ 264	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/energy](http://www.direct.gov.uk/energy) or call 0800 123 1234 (local area only). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

**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.