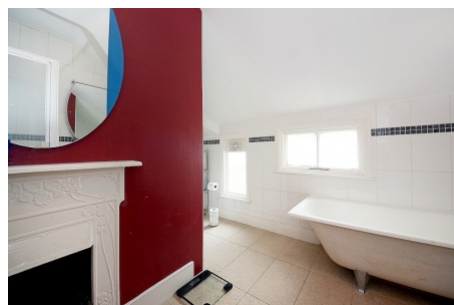
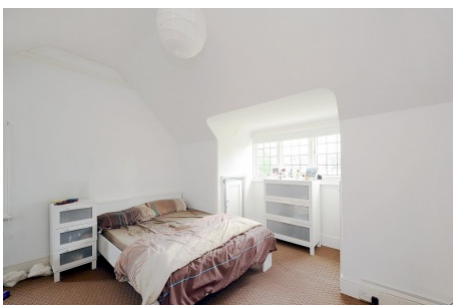


Drewstead Road, Streatham Hill SW16

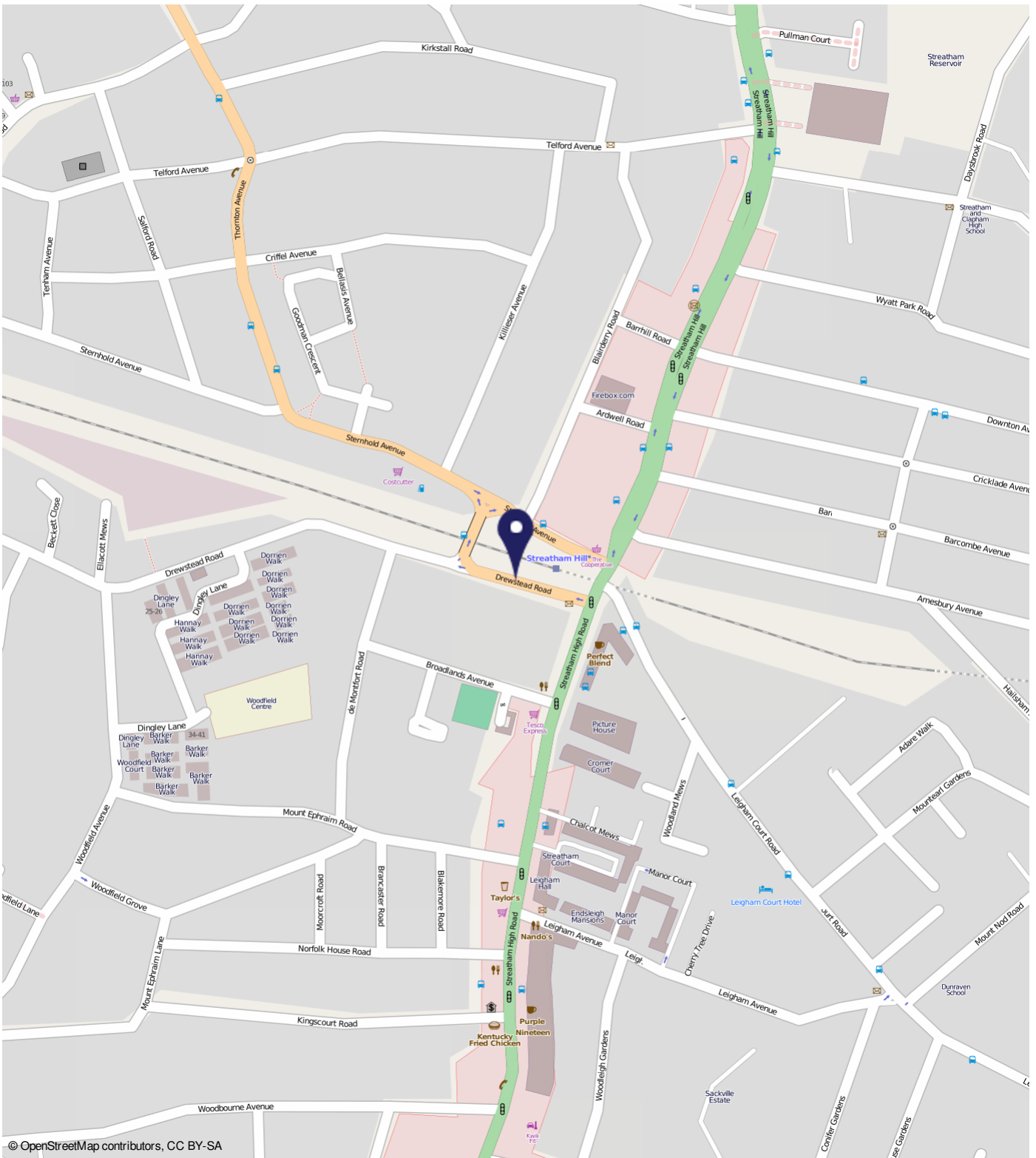
Borough: Lambeth

£1,275 pcm

- One bedroom flat
- Large reception room



Located within close proximity to Streatham Hill station. Fabulous reception and superb views. Available from 1st September.



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Drewstead Road, Streatham Hill SW16

Distances

To Streatham Hill Rail Station 0 miles

To Streatham Rail Station 0.9 miles

Energy Performance Certificate

Flat 3, 15, Drewstead Road
LONDON
SW15 1LY

Dwelling type: Top-Floor flat
Date of assessment: 03 November 2010
Date of certificate: 03 November 2010
Reference number: 85510072-6230-6056-4903
Type of assessment: RPSAP, existing dwelling
Total floor area: 68 sq m

This home's performance is rated in terms of 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	B	D	C

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	370 kWh/m ² per year	288 kWh/m ² per year
Carbon dioxide emissions	4.2 tonnes per year	3.3 tonnes per year
Lighting	£39 per year	£28 per year
Heating	£648 per year	£527 per year
Hot water	£150 per year	£87 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised energy conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. This EPC and recommendations need only be given by the Energy Service Provider to provide you with information on improving your dwelling's energy performance.

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.