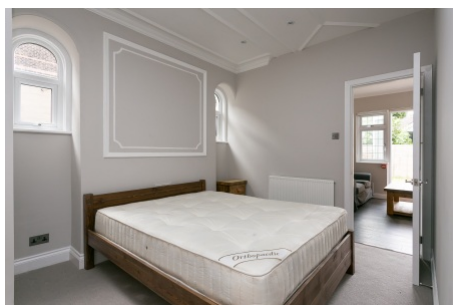
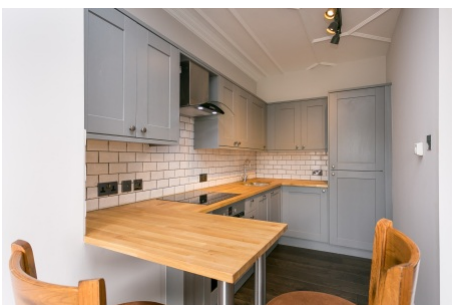


Drewstead Road, Streatham Hill SW16

Borough: Lambeth

£1,350 pcm

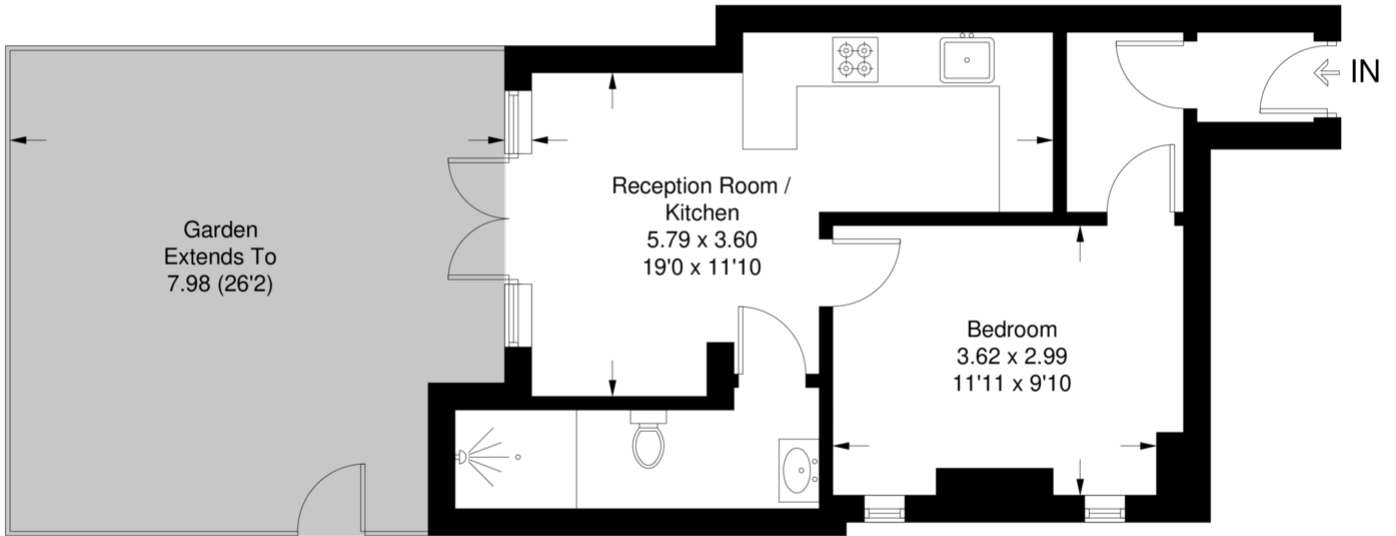
- Bright one bedroom flat
- Ground floor



A stunning one bedroom flat with direct access to a private garden. The property has been recently refurbished to an extremely high standard and comprises double bedroom room leading to a bright kitchen with doors to patio area. The property also benefits from a walk in wardrobe and its own private entrance. Drewstead Road is within close proximity to Streatham Hill Station and the bars, shops and restaurants on the High Road. Please note an additional £50pcm is payable to cover heating and hot water for the duration of the tenancy.

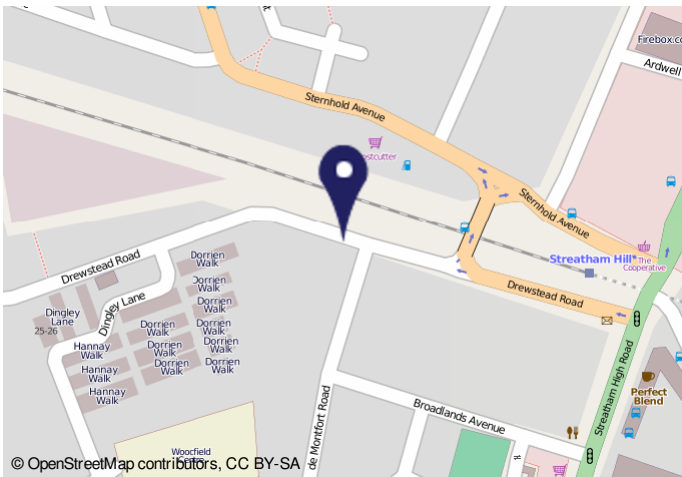
Drewstead Road

Approximate Gross Internal Area = 39.5 sq m / 425 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID353251)



Energy Performance Certificate

Fig 2
21 Drewstead Road
CROFTON
S17 8AA

Dwelling type: Ground floor flat
Date of assessment: 08 February 2012
Date of certificate: 08 February 2012
Reference number: 9424 4488 5235 5045 4223
Type of assessment: SAP
Total floor area: 42 m²

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
D	C	F	E

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

	Current	Potential
Energy use	290 kWh/m ² per year	215 kWh/m ² per year
Carbon dioxide emissions	1.7 tonnes per year	1.3 tonnes per year
Lighting	£48 per year	£38 per year
Heating	£202 per year	£202 per year
Hot water	£160 per year	£160 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 running conditions (heating periods, room temperatures, etc.) that are the same for all homes, wherever they are. They are not intended to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuel used for cooking or heating 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.

Remember to look for the Energy Saving Trust 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 report may be given to the Energy Saving Trust to provide you with information to improve your building'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.