

## Drewstead Road, Streatham Hill SW16

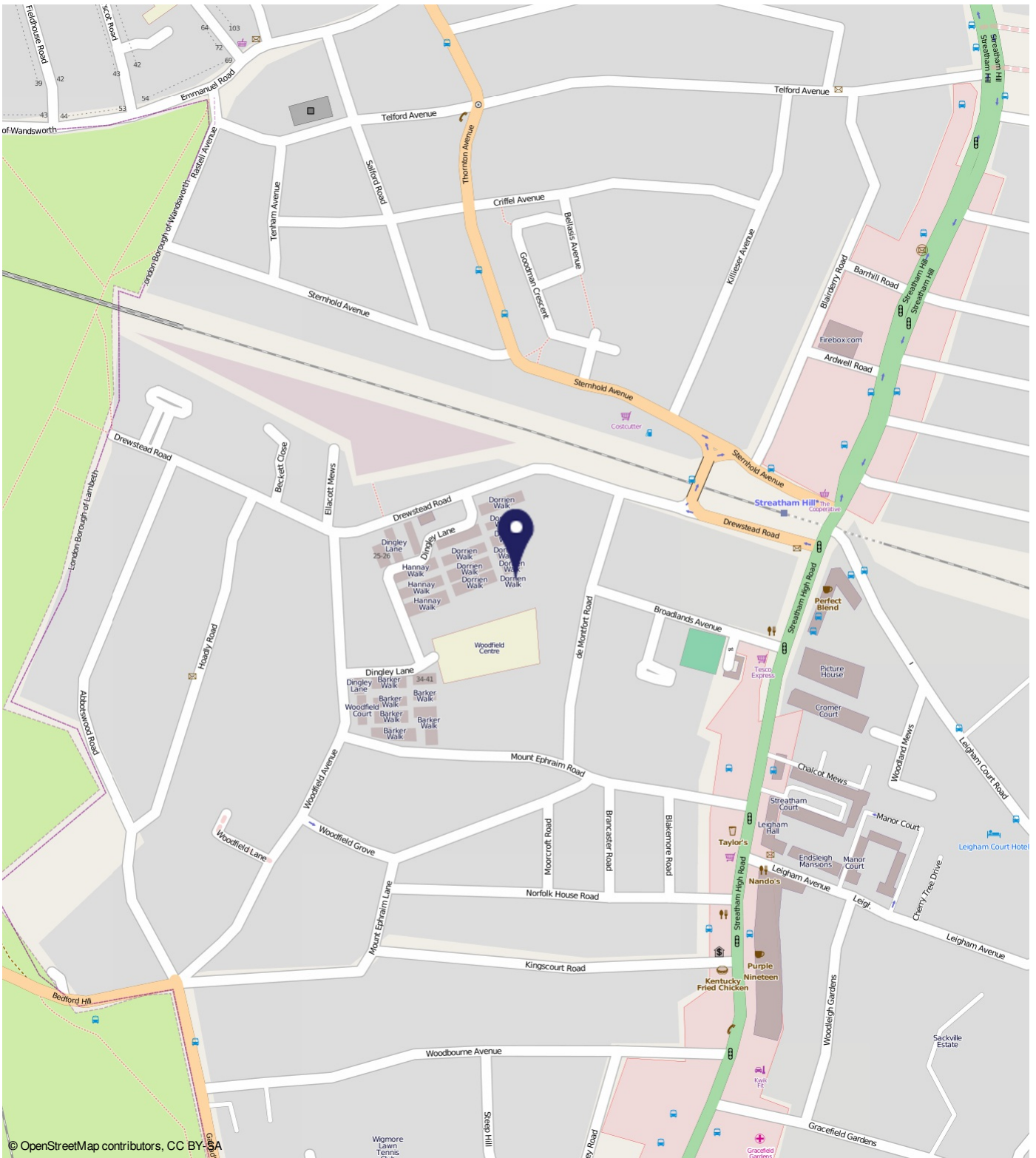
Borough: Lambeth

**£1,600 pcm**

- Three bedroom bungalow
- Large living room



A three bedroom detached bungalow to rent on Dorrien Walk. Located within close proximity to Streatham Hill BR this unique property comprises; large living room, separate kitchen with appliances, three bedrooms and a bathroom. The property also benefits from a private garden and store room. Available soon, unfurnished.



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## Drewstead Road, Streatham Hill SW16

### Distances

- To Streatham Hill Rail Station 0.2 miles
- To Streatham Rail Station 0.8 miles
- To Balham Underground Station 1 miles
- To Balham Rail Station 1 miles

**Energy Performance Certificate**

36, Dorrien Walk, LONDON, SW16 1AR  
 Dwelling type: Detached house/flat  
 Date of assessment: 24 May 2016  
 Date of certificate: 24 May 2016  
 Reference number: 2948-6057-7295-2006-6960  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 120 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 installing improvement measures

**Estimated energy costs of dwelling for 3 years:**

Current costs	£ 3,126
Over 3 years you could save	£ 1,620

**Estimated energy costs of this home**

Current costs	Potential costs	Potential future savings
Lighting	£ 215 over 3 years	£ 215 over 3 years
Heating	£ 2,577 over 3 years	£ 1,685 over 3 years
Hot Water	£ 336 over 3 years	£ 228 over 3 years
<b>Total</b>	<b>£ 3,128</b>	<b>£ 1,928</b>

**Energy Efficiency Rating**

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 on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£80 - £1,500	£ 24
2 Cavity wall insulation	£50 - £1,500	£ 306
3 Floor insulation (solid floor)	£4,000 - £10,000	£ 261

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.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 553 1224 (textphone number only). The Green Deal may enable you to make your home warmer and cheaper to run.

**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.