

Drewstead Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£250,000

- Large studio
- Private roof terrace



A smart and bright studio flat with a great roof terrace. The accommodation is bright and well presented with a good sized studio room. Occupying the rear of the first floor of a handsome period building only yards from Streatham Hill Station. No chain

Drewstead Road

Approximate Gross Internal Area :-
33 sq m / 355 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID 20378)



Energy Performance Certificate			
<p>Fig 3 Drewstead Road C202N01 SW16 1AA</p>		<p>Dwelling type: Ground floor flat Date of assessment: 08 February 2012 Date of certificate: 08 February 2012 Reference number: 997242255001-5049-4906 Type of assessment: EPC for existing dwelling Total floor area: 33 m²</p>	
<p>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.</p>			
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
<p>How energy efficient is your home? (Current)</p> <p>How energy efficient is your home? (Potential)</p>		<p>How environmentally friendly is your home? (Current)</p> <p>How environmentally friendly is your home? (Potential)</p>	
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	
<p>The energy efficiency rating is a measure of the energy costs and carbon emissions of the home with other. To enable this comparison the figures have been calculated using standardised rating conditions (heating profile, room temperatures, etc.) that are the same for all homes, so that they are a fair way to match an owner's actual fuel bills and carbon emissions to practice. The figures do not reflect the impact of the fuel used (electricity or gas) or the energy source (oil or gas). 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.</p>			
Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	
Energy use	330 kWh/m ² per year	323 kWh/m ² per year	
Carbon dioxide emissions	2.1 tonnes per year	2.1 tonnes per year	
Lighting	£42 per year	£21 per year	
Heating	£212 per year	£212 per year	
Hot water	£152 per year	£152 per year	
<p>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 rating conditions (heating profile, room temperatures, etc.) that are the same for all homes, so that they are a fair way to match an owner's actual fuel bills and carbon emissions to practice. The figures do not reflect the impact of the fuel used (electricity or gas) or the energy source (oil or gas). 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.</p>			
<p>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.</p> <p>This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information to improve your dwelling's energy performance.</p>			

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.