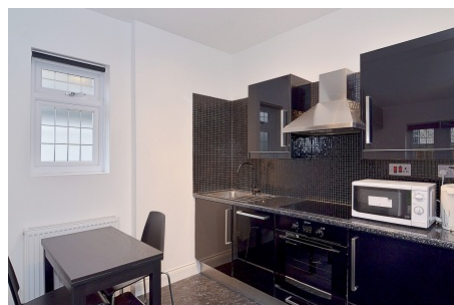


Drewstead Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£235,000

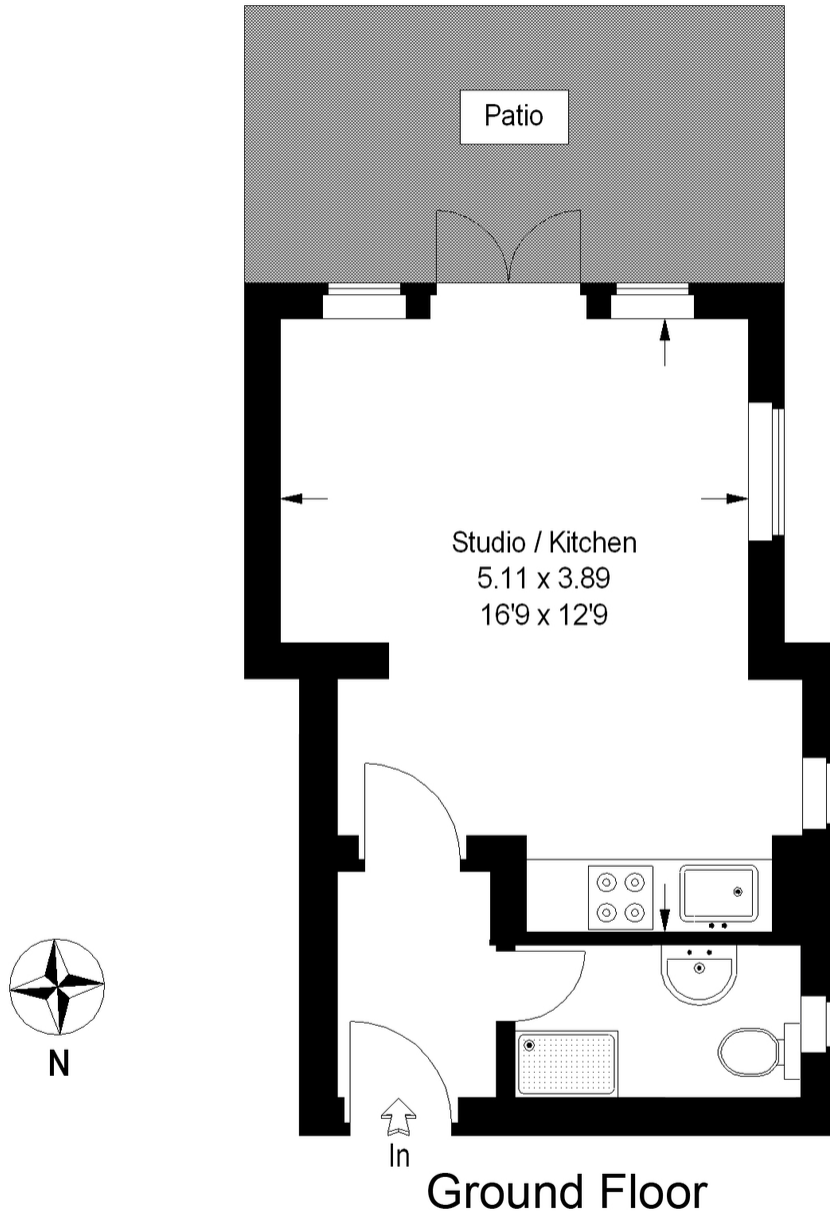
- Studio flat
- Private garden



A smart studio flat with private garden. The flat is self-contained and is in excellent decorative order in an attractive period property. Streatham Hill Station is directly opposite and connects to Victoria in twenty minutes. There are also shops bars and restaurants on your doorstep and the new development on the high road reflects the investment in the local area.

Drewstead Road

Approximate Gross Internal Area : 25 sq m / 274 sq ft



Ground 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 20382)



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | | | | | | | | | | | | | | | | | | | |
|---|--|--|-----------|---|--|-----------|------------|---------------------------------|---------------------------------|--------------------------|----------------------|---------------------|----------|--------------|--------------|---------|---------------|---------------|-----------|-------------|-------------|
| Current | Potential | Current | Potential | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Energy Efficiency Rating</th> <th>Environmental Impact (CO₂) Rating</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>A</td> </tr> <tr> <td>B</td> <td>B</td> </tr> <tr> <td>C</td> <td>C</td> </tr> <tr> <td>D</td> <td>D</td> </tr> <tr> <td>E</td> <td>E</td> </tr> <tr> <td>F</td> <td>F</td> </tr> <tr> <td>G</td> <td>G</td> </tr> </tbody> </table> | | | | Energy Efficiency Rating | Environmental Impact (CO ₂) Rating | A | A | B | B | C | C | D | D | E | E | F | F | G | G | | |
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| A | A | | | | | | | | | | | | | | | | | | | | |
| B | B | | | | | | | | | | | | | | | | | | | | |
| C | C | | | | | | | | | | | | | | | | | | | | |
| D | D | | | | | | | | | | | | | | | | | | | | |
| E | E | | | | | | | | | | | | | | | | | | | | |
| F | F | | | | | | | | | | | | | | | | | | | | |
| G | G | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>Energy use</td> <td>430 kWh/m² per year</td> <td>419 kWh/m² per year</td> </tr> <tr> <td>Carbon dioxide emissions</td> <td>11.4 tonnes per year</td> <td>1.4 tonnes per year</td> </tr> <tr> <td>Lighting</td> <td>£29 per year</td> <td>£14 per year</td> </tr> <tr> <td>Heating</td> <td>£212 per year</td> <td>£202 per year</td> </tr> <tr> <td>Hot water</td> <td>£0 per year</td> <td>£0 per year</td> </tr> </tbody> </table> | | | | Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home | Current | Potential | Energy use | 430 kWh/m ² per year | 419 kWh/m ² per year | Carbon dioxide emissions | 11.4 tonnes per year | 1.4 tonnes per year | Lighting | £29 per year | £14 per year | Heating | £212 per year | £202 per year | Hot water | £0 per year | £0 per year |
| Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home | Current | Potential | | | | | | | | | | | | | | | | | | | |
| Energy use | 430 kWh/m ² per year | 419 kWh/m ² per year | | | | | | | | | | | | | | | | | | | |
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| Lighting | £29 per year | £14 per year | | | | | | | | | | | | | | | | | | | |
| Heating | £212 per year | £202 per year | | | | | | | | | | | | | | | | | | | |
| Hot water | £0 per year | £0 per year | | | | | | | | | | | | | | | | | | | |

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.