

## Drewstead Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£150,000**

- Studio flat
- Chain free

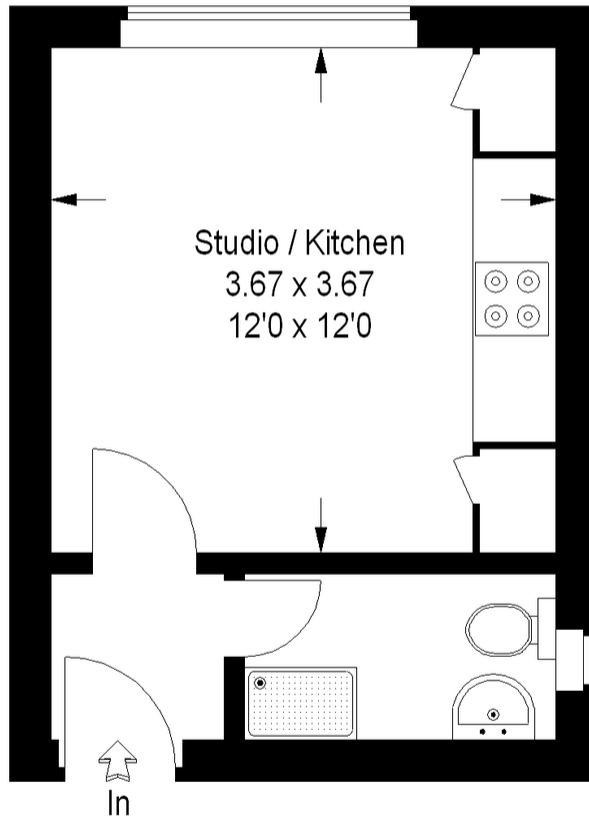


A smart studio flat. The accommodation is bright and well presented with a good sized studio room.

Occupying the rear of the first floor of a handsome period building only yards from Streatham Hill Station. No chain. For further details or a viewing please contact us. Previously let for £8,400pa. In good order

# Drewstead Road

Approximate Gross Internal Area :-  
18 sq m / 194 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 20383)



Energy Performance Certificate			
Property address: Firebox.com 20 Drewstead Road CROFTON S016 1AA		Dwelling type: Ground floor flat Date of assessment: 08 February 2012 Date of certificate: 08 February 2012 Reference number: 981242252012-5049-4906 Date of installation: 02/04/2012 Heating system:	
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 (CO <sub>2</sub> ) emissions.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.	
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Energy efficiency: better ratings cost less Current: <b>A</b> Potential: <b>B</b> A: 95 B: 85 C: 75 D: 65 E: 55 F: 45 G: 35		Environmental Impact: lower CO <sub>2</sub> ratings are better Current: <b>A</b> Potential: <b>B</b> A: 65 B: 55 C: 45 D: 35 E: 25 F: 15 G: 5	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	
Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home			
	Current	Potential	
Energy use	330 kWh/m <sup>2</sup> per year	323 kWh/m <sup>2</sup> per year	
Carbon dioxide emissions	2.1 tonnes per year	2.1 tonnes per year	
Lighting	£42 per year	£21 per year	
Heating	£272 per year	£252 per year	
Hot water	£152 per year	£151 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, consequently they are not likely to match an individual's actual fuel bills and carbon emissions in practice. The figures do not 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 is a guide and never used 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.