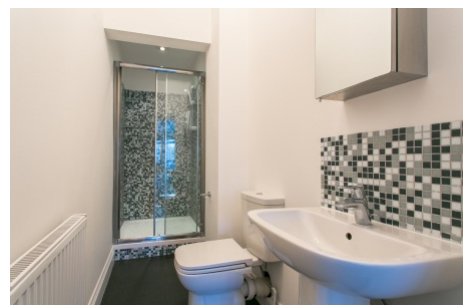
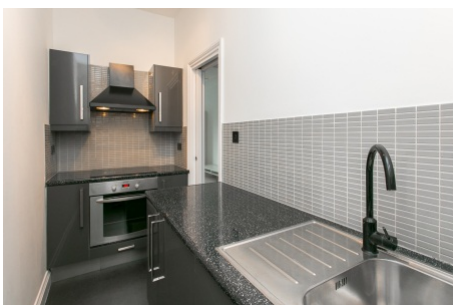


Drewstead Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£230,000

- Large studio flat
- Close to Streatham Hill Station

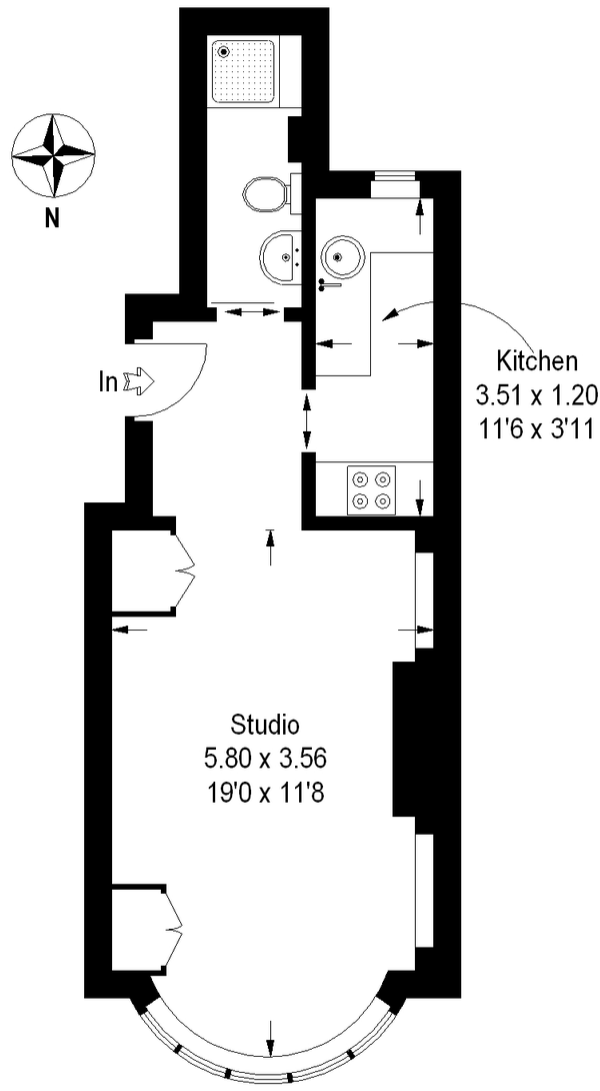


A particularly large and smartly decorated studio flat, with a bay window that provides lots of natural light. There is built in storage and a separate kitchen.

The flat is in a handsome building and is located within 100 yards of Streatham Hill Station that connects to Victoria, London Bridge and Clapham Junction. There are a range of shops, bars and restaurants right on hand. No chain

Drewstead Road

Approximate Gross Internal Area :-
31 sq m / 334 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 20381)



Energy Performance Certificate			
For 1 20, Drewstead Road COWLEY, S016 1AA		Dwelling type: Ground floor flat Date of assessment: 08 February 2012 Date of certificate: 08 February 2012 Reference number: 0784-2008-524-3402-2465 Date of assessment: 08 Feb 2012 evening meeting Total floor area: 69 m ²	
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 ₂) emissions.			
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Meter energy efficient (best rating)	Current: A Potential: A	Meter CO ₂ emissions (best rating)	Current: 191 g/kWh Potential: 150 g/kWh
Meter energy efficient (worst rating)	Current: G Potential: G	Meter CO ₂ emissions (worst rating)	Current: 406 g/kWh Potential: 406 g/kWh
England & Wales EU Directive 2002/91/EC			
The energy efficiency rating is a measure of the costs and carbon emissions of a 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 reflect an individual'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, i.e. kettles 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.			
Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home			
	Current	Potential	
Energy use	488 kWh/m ² per year	403 kWh/m ² per year	
Carbon dioxide emissions	1.3 tonnes per year	1.0 tonnes per year	
Lighting	£27 per year	£14 per year	
Heating	£220 per year	£202 per year	
Hot water	£0 per year	£0 per year	
Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It is a mark and seal 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 increase your energy saving 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.