

## Drewstead Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£325,000**

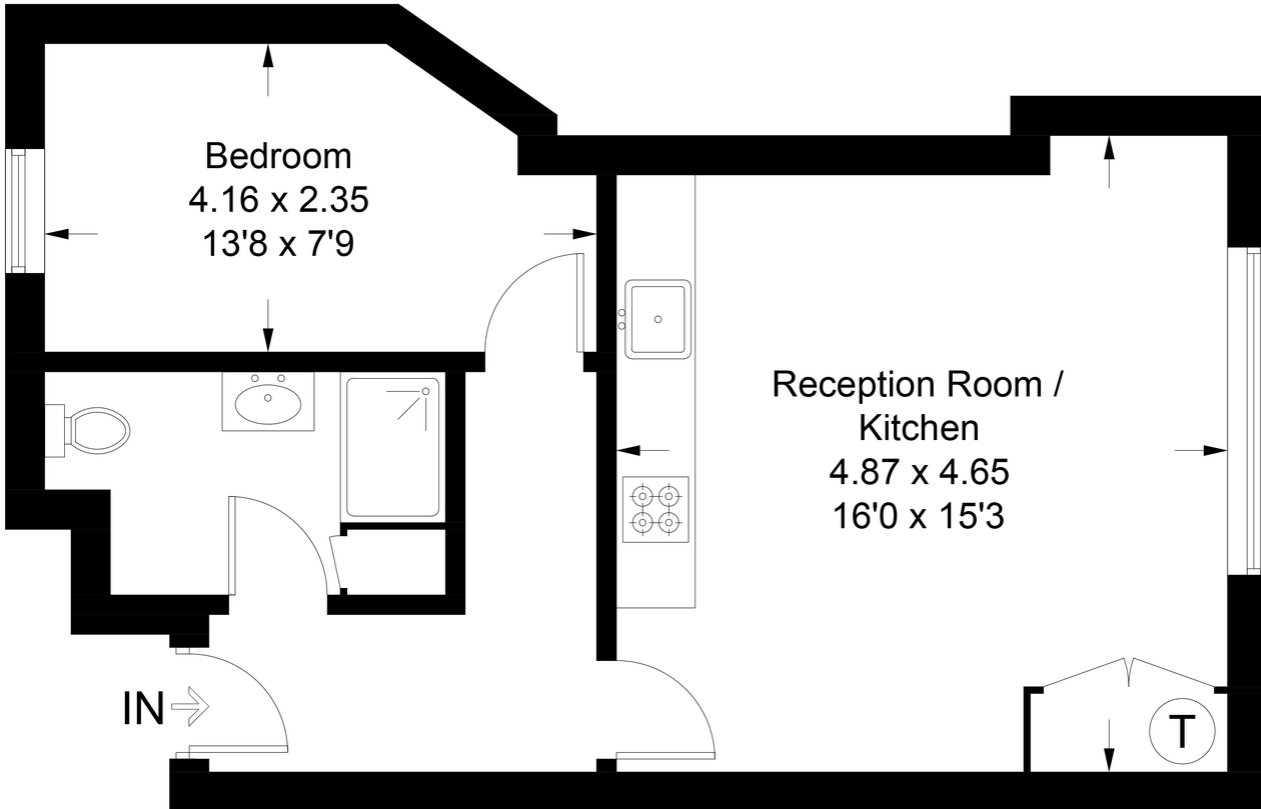
- Stunning one bedroom flat
- New 125 year lease



A stunning one bedroom flat in this beautiful building, just moments from Streatham Hill Station. The flat is available with no onward chain and a brand new lease of 125 years.

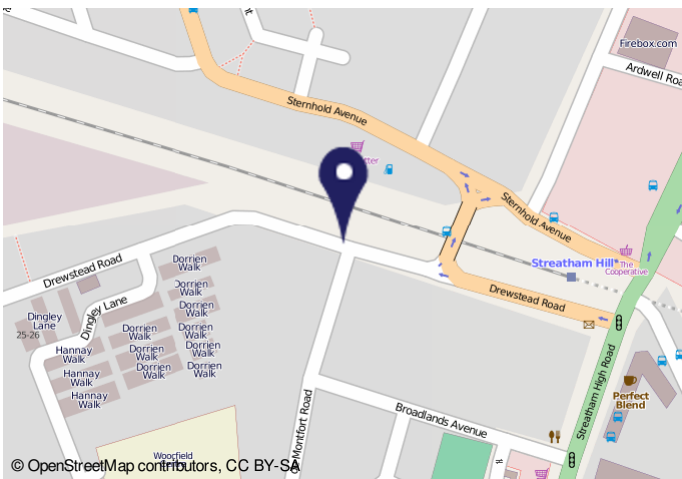
# Drewstead Road

Approximate Gross Internal Area  
42.6 sq m / 459 sq ft



## Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID322216)



Energy Performance Certificate		SAP																																																																																																	
For 6, Drewstead Road, COWDRY, SW16 1AA Date of assessment: 08 February 2012 Date of certificate: 08 February 2012 Reference number: 982244225202-5448-4906 Type of assessment: Full Total floor area: 42.6 m <sup>2</sup>		Dwelling type: Top-floor flat Date of assessment: 08 February 2012 Reference number: 982244225202-5448-4906 Type of assessment: Full Total floor area: 42.6 m <sup>2</sup>																																																																																																	
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.																																																																																																			
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Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home																																																																																																			
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Energy use	4310 kWh/m <sup>2</sup> per year	405 kWh/m <sup>2</sup> per year																																																																																																	
Carbon dioxide emissions	41.1 tonnes per year	4.3 tonnes per year																																																																																																	
Lighting	£54 per year	£27 per year																																																																																																	
Heating	£502 per year	£502 per year																																																																																																	
Hot water	£0 per year	£0 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, wherever they are, and will vary by location, local fuel bills and carbon emission practices. The figures do not include the impact of the fuel used for cooking or heating appliances, such as a TV, fridge 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.																																																																																																			
Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It is a guide and never use it to identify the most energy-efficient product 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.