

Drewstead Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£335,000

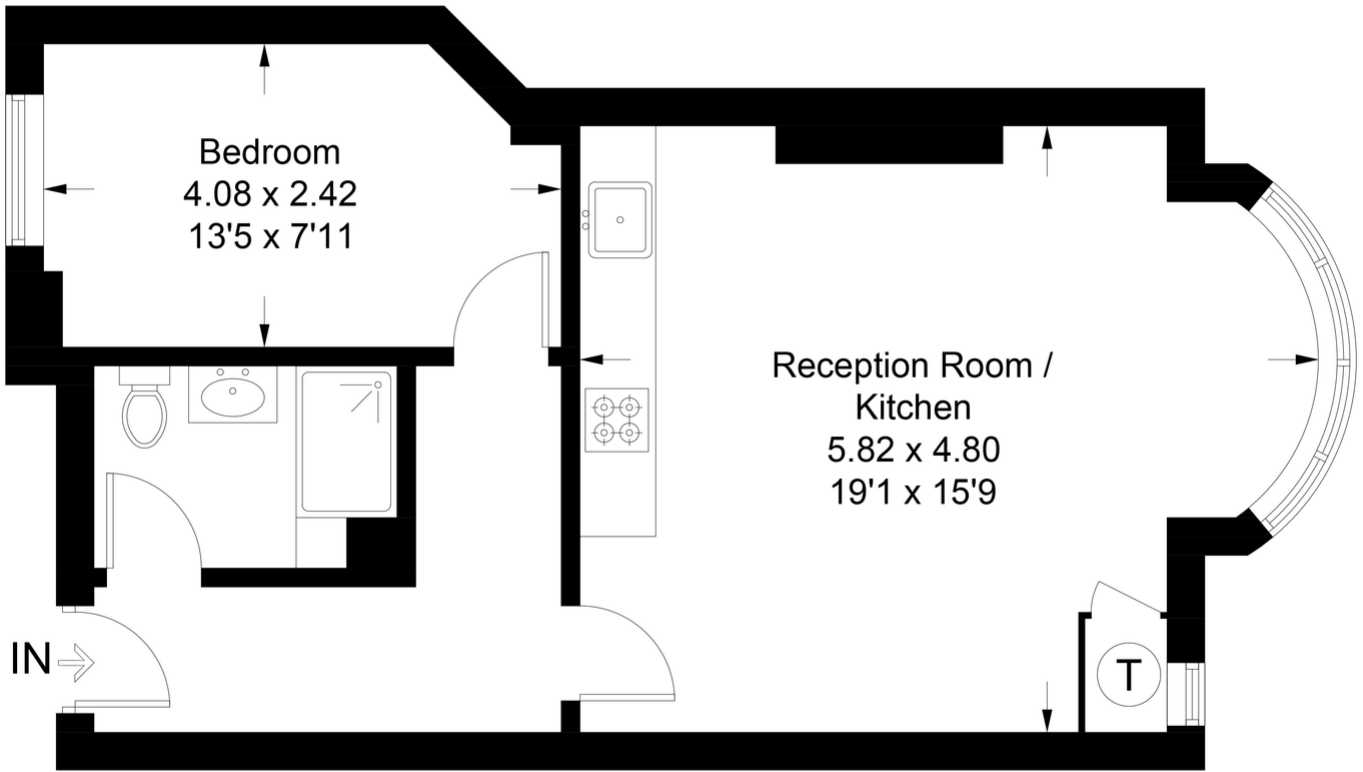
- Large studio flat
- Beautifully presented



A large studio flat in an extremely sought after road minutes from Streatham Hill Station. The property is beautifully presented and comprises large studio room with bay window, separate eat-in kitchen and shower room.

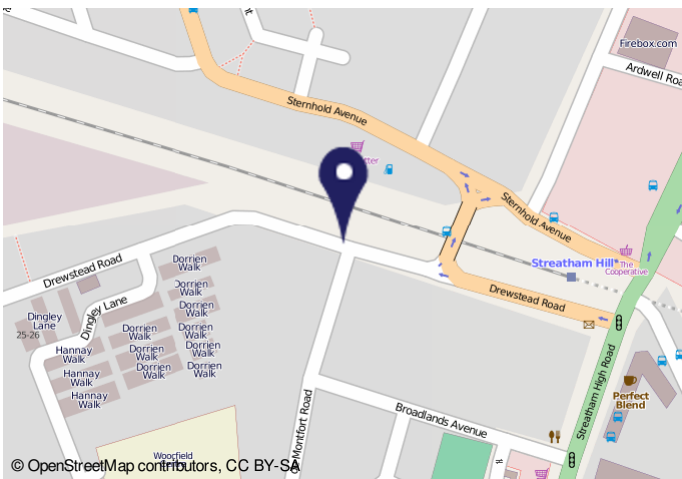
Drewstead Road

Approximate Gross Internal Area
46.3 sq m / 498 sq ft



First 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. (ID327004)



Energy Performance Certificate																																																																																																			
For # 20, Drewstead Road, CROFTON, SOTBY TAA 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.		Dwelling type: Mid-floor flat Date of assessment: 08 February 2012 Date of certificate: 08 February 2012 Reference number: 5742/222/2012/5495-1962 Date of installation: 2012/4 Heating method: Gas Total floor area: 43 m ²																																																																																																	
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.		The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO ₂) emissions. The higher the rating the less impact there is on the environment.																																																																																																	
Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home																																																																																																			
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Energy use	338 kWh/m ² per year	323 kWh/m ² per year																																																																																																	
Carbon dioxide emissions	2.7 tonnes per year	2.6 tonnes per year																																																																																																	
Lighting	£52 per year	£48 per year																																																																																																	
Heating	£39 per year	£32 per year																																																																																																	
Hot water	£5 per year	£5 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.