

Drewstead Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£350,000

- Large one bed flat
- Chain free

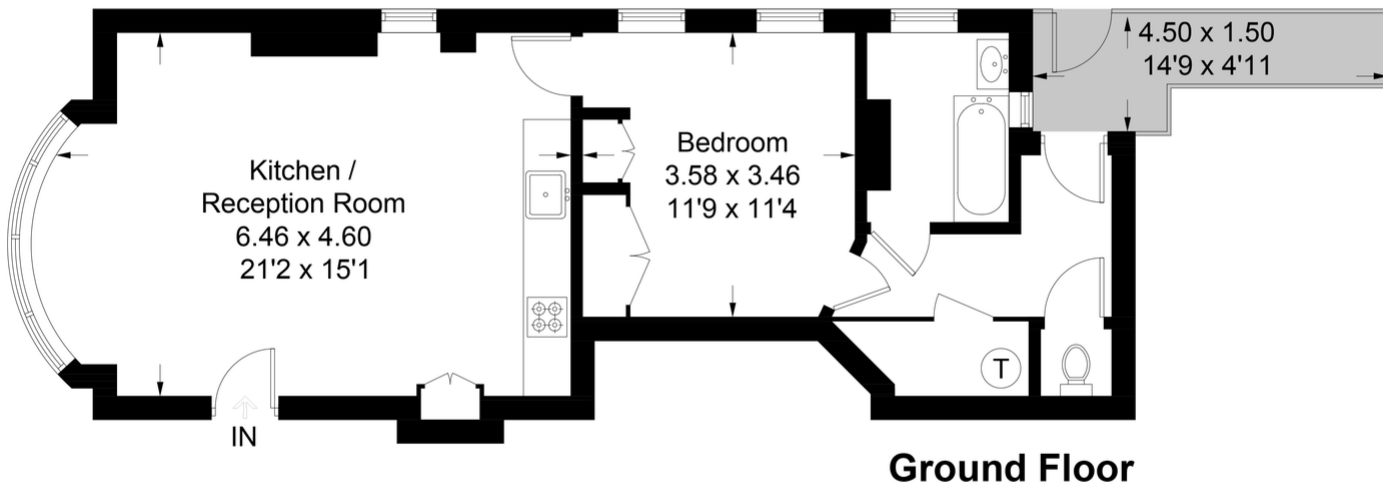


A brilliant one bedroom flat that has been newly refurbished and is just moments from Streatham Hill Station. The flat also has a small bit of outside space at the rear, and is being sold chain free with a new 125 year lease.

Drewstead Road is next to Streatham Hill Station and is in the heart of the excellent array of shops, bars and restaurants of the area.

Drewstead Road

Approximate Gross Internal Area
55.4 sq m / 596 sq ft



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. (ID330688)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																			
Current	Potential	Current	Potential																		
<p>Energy Efficiency Rating</p> <p>Energy efficiency class: D (Current) / C (Potential)</p> <p>Carbon dioxide emissions: 14.8 (Current) / 11.6 (Potential) tCO₂e per year</p>																					
<p>Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home</p> <table border="1"> <thead> <tr> <th></th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>Energy use</td> <td>340 kWh/m² per year</td> <td>223 kWh/m² per year</td> </tr> <tr> <td>Carbon dioxide emissions</td> <td>3.2 tonnes per year</td> <td>2.1 tonnes per year</td> </tr> <tr> <td>Lighting</td> <td>£27 per year</td> <td>£20 per year</td> </tr> <tr> <td>Heating</td> <td>£146 per year</td> <td>£102 per year</td> </tr> <tr> <td>Hot water</td> <td>£164 per year</td> <td>£164 per year</td> </tr> </tbody> </table>					Current	Potential	Energy use	340 kWh/m ² per year	223 kWh/m ² per year	Carbon dioxide emissions	3.2 tonnes per year	2.1 tonnes per year	Lighting	£27 per year	£20 per year	Heating	£146 per year	£102 per year	Hot water	£164 per year	£164 per year
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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.