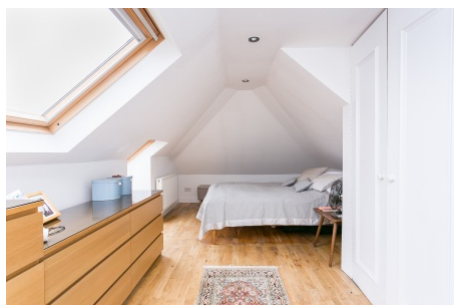


Drewstead Road, Streatham SW16

Borough: Lambeth

£2,950 pcm

- Five bedroom house
- Two bathrooms



A spacious five bedroom house on Drewstead Road in Streatham Hill. Arranged over three floors this property is perfect for a family or a maximum of four sharers. The ground floor offers a large reception room, a bright eat in kitchen fitted with appliances and a downstairs W/C. The first floor comprises four double bedrooms and modern tiled bathroom. The top floor has a further fifth bedroom with an en-suite, fitted with large bath and shower cubicle. Drewstead Road is within close proximity of Streatham Hill station, the amenities of the High Road and Tooting Bec Common. Available soon, unfurnished.

Drewstead Road

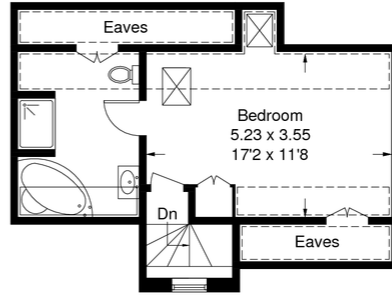
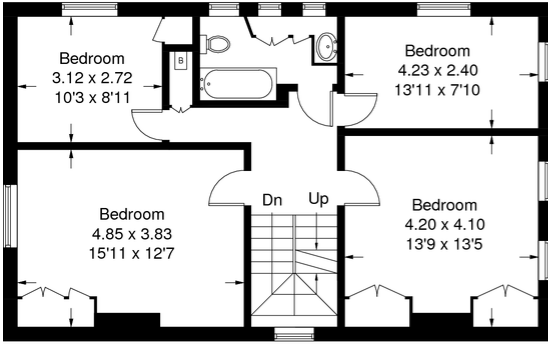
Approximate Gross Internal Area (Excluding Eaves)

172.8 sq m / 1860 sq ft

Reduced Headroom = 11.1 sq m / 119 sq ft

Garage = 12.9 sq m / 139 sq ft

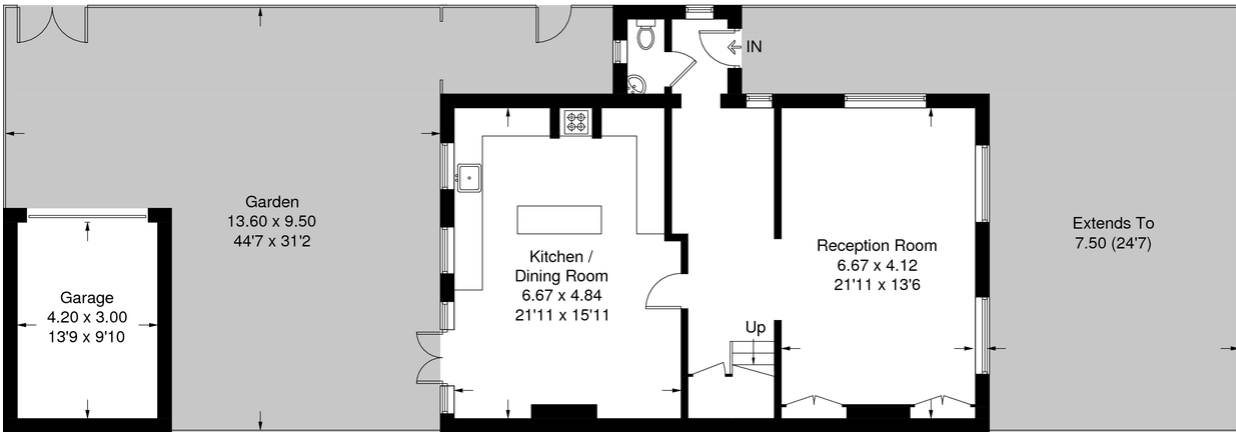
Total = 196.8 sq m / 2118 sq ft



First Floor

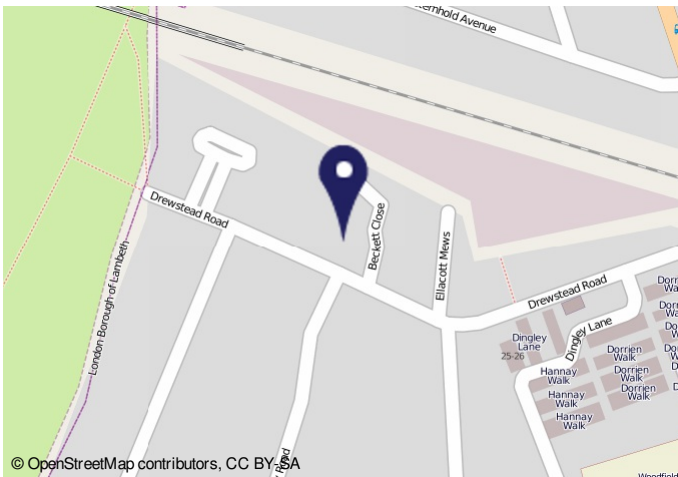
Second Floor

= Reduced headroom below 1.5m / 5'0



Ground 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. (ID415645)



Energy Performance Certificate

Address: 48, Drewstead Road, LONDON, SW15 1AG

Dwelling type: Detached house

Date of assessment: 09 November 2010

Date of certificate: 10 November 2010

Reference number: 864-0-129-6022-181-1906

Rating number: 182

Type of assessment: RQSAP - existing dwelling

Floor area: 172 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	D	C
B	B	E	D
C	C	F	E
D	D	G	F
E	E		
F	F		
G	G		

England & Wales

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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
Current	Potential	
Energy use	291 kWh/m ² per year	261 kWh/m ² per year
Carbon dioxide emissions	12 tonnes per year	8.4 tonnes per year
Lighting	£200 per year	£190 per year
Heating	£1700 per year	£1200 per year
Hot water	£162 per year	£162 per year

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended tags when buying energy efficient products. It's a quick and easy way 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 on improving your dwelling'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.