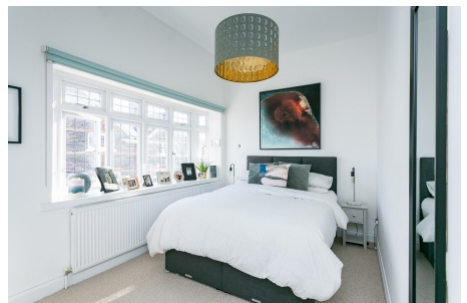


Drewstead Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £355,000

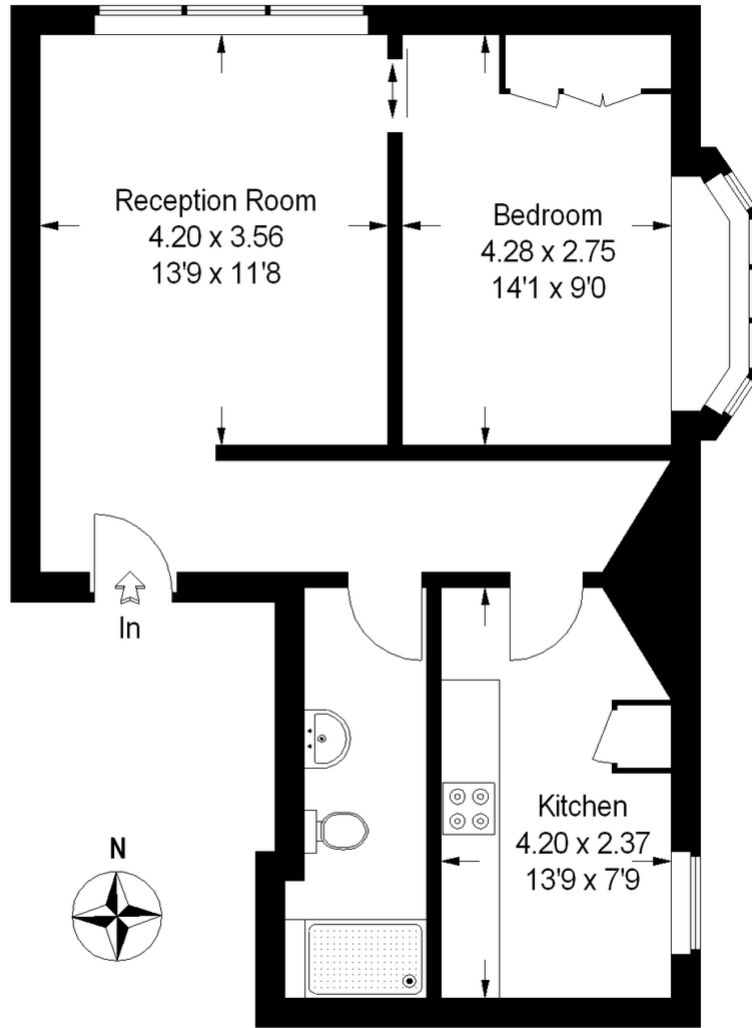
- One bedroom period conversion
- Excellent condition



A stunning one bed period conversion on the top floor of an Edwardian house. The property is in excellent condition and the current owners have styled the flat beautifully. The location is second to none with both the high street and Streatham Hill station within metres. The apartment comprises of double bedroom, reception room with separate kitchen and family sized bathroom. Given the property is at the top on the house it has generous floor to ceiling height in all rooms. Streatham Hill has an abundance of choice for shops, bar and restaurants. The new Streatham Arts Project has recently opened, along with numerous bus routes that take you to Brixton for the Victoria Line or central London. Tooting Bec Common is situated at the opposite end of the road with easy access to Balham and the Northern Line.

Drewstead Road

Approximate Gross Internal Area :-
52 sq m / 560 sq ft



Second 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 20380)



Energy Performance Certificate																																	
Fig 6 Drewstead Road CROFTON Salford TAA		Dwelling type: Flat Date of assessment: 08 February 2012 Reference number: 0625/2008/5224/5402/4466 Date of certificate: 08 February 2012 Date of assessment: 08 February 2012 Total floor area: 52 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																															
The energy 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 the carbon dioxide (CO ₂) emissions. The higher the rating the less likely the home is to contribute to climate change.																															
<table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>A</td> </tr> <tr> <td>B</td> <td>B</td> </tr> <tr> <td>C</td> <td>C</td> </tr> <tr> <td>D</td> <td>D</td> </tr> <tr> <td>E</td> <td>E</td> </tr> <tr> <td>F</td> <td>F</td> </tr> <tr> <td>G</td> <td>G</td> </tr> </tbody> </table>		Current	Potential	A	A	B	B	C	C	D	D	E	E	F	F	G	G	<table border="1"> <thead> <tr> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>B</td> <td>B</td> </tr> <tr> <td>C</td> <td>C</td> </tr> <tr> <td>D</td> <td>D</td> </tr> <tr> <td>E</td> <td>E</td> </tr> <tr> <td>F</td> <td>F</td> </tr> <tr> <td>G</td> <td>G</td> </tr> </tbody> </table>		Current	Potential	B	B	C	C	D	D	E	E	F	F	G	G
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Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home																																	
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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, hot water, room temperatures, etc.) that are the same for all homes. Consequently they are unlikely to match an occupant's actual fuel bills and carbon emissions in practice. The figures do not reflect the impact of the fuel user's choice of energy saving measures or energy efficiency improvements. They do not 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'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 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.