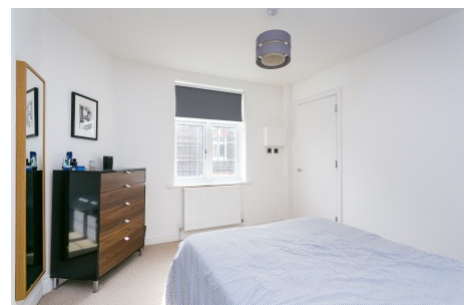


## Drewstead Road, Streatham SW16

Borough: Lambeth

**£1,275 pcm**

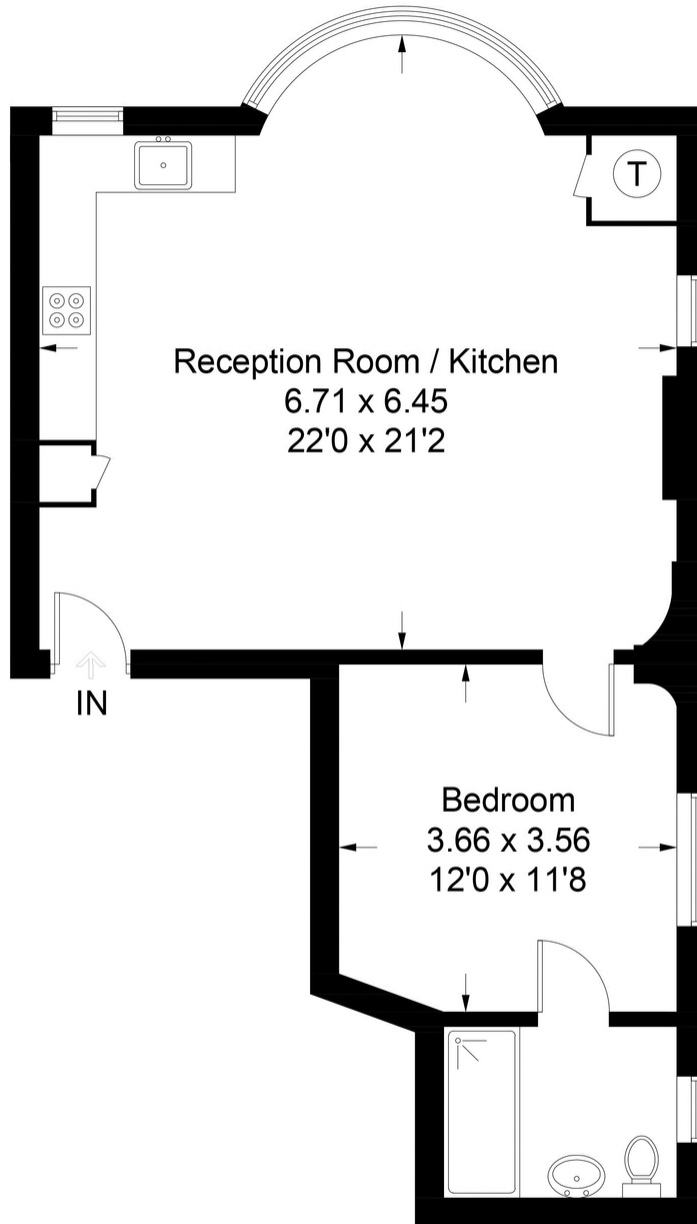
- Stunning one bedroom flat
- Excellent condition



A stunning ONE BEDROOM first floor in excellent condition just moments from Streatham Hill Station. Drewstead Road is in the heart of STREATHAM HILL and is close to the excellent array of shops, bars and restaurants of the area.

# Drewstead Road

Approximate Gross Internal Area Total = 56.6 sq m / 609 sq ft



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID385570)



**Energy Performance Certificate** HM Government

Flat 4, 53 Drewstead Road, LONDON, SW16 1AA  
 Dwelling type: Mid-floor flat  
 Date of assessment: 10 January 2018  
 Date of certificate: 10 January 2018  
 Reference number: 8900-8705-4528-0267-2583  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 62 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:**

Current costs	£ 1,355
Over 3 years you could save	£ 399

**Estimated energy costs of this home**

Current costs	Potential costs	Potential future savings
Lighting £ 136 over 3 years	£ 136 over 3 years	
Heating £ 873 over 3 years	£ 474 over 3 years	You could save £ 399 over 3 years
Hot Water £ 324 over 3 years	£ 324 over 3 years	
<b>Total</b>	<b>£ 938</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommended measures on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shows how to save energy and may not reflect how energy is consumed by individual occupants.

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 399	Yes

To find out more about the recommended measures and other actions you could take today to save money visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 553 1234 (not for legal advice). The Green Deal only applies if you make your home warmer and cheaper to run.

**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.