

## Drewstead Road, Streatham SW16

Borough: Lambeth

**£2,000 pcm**

- Two bedroom house
- Opposite Station

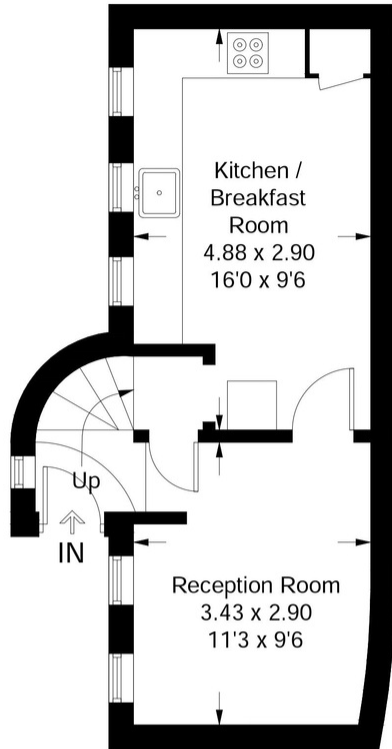


A fabulous and quite unique converted two bedroom former coach house. The property is in a great location opposite Streatham Hill station and on the doorstep of all the shops, bars and restaurants but also benefits from a secluded and quiet position. The accommodation has great character and charm and is set behind private gates. Available from 10th March, Unfurnished.

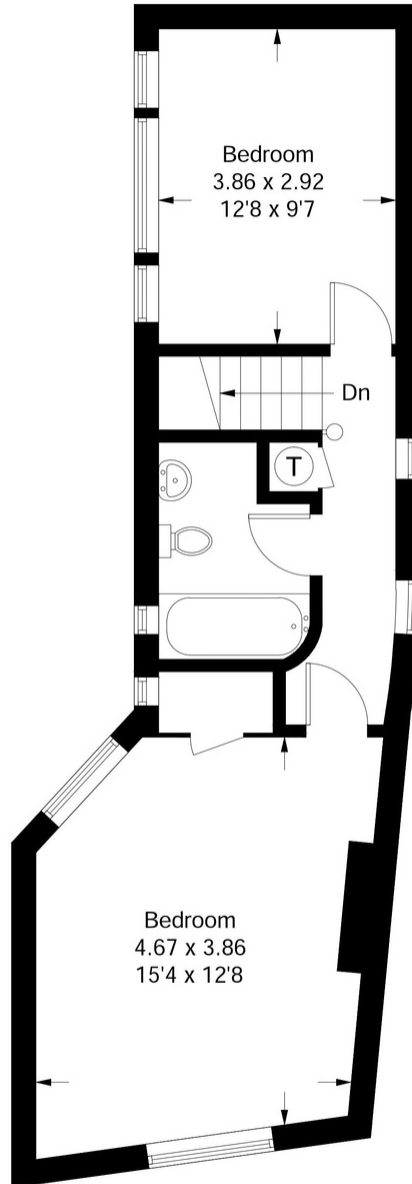
Rent (£2,000pcm), 5 week security deposit (£2,305.00), 12 month tenancy. Council tax band D, Lambeth.

# Drewstead Road

Approximate Gross Internal Area Total = 70.4 sq m / 757 sq ft



**Ground Floor**  
Sq ft 287



**First Floor**  
Sq ft 470

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID360620)



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**Energy Performance Certificate**

16, Drewstead Road, LONDON, SW16 1L7  
 Dwelling type: Ground floor maisonette  
 Date of assessment: 12 December 2018  
 Date of certificate: 13 December 2018  
 Reference number: 8876-7022-1018-3292-6962  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 65 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:** **£ 2,094**  
**Over 3 years you could save** **£ 636**

Estimated energy costs of this home		Potential future savings	
Current costs	Potential costs	Current	Potential
Lighting	£ 159 over 3 years	£ 162 over 3 years	You could save <b>£ 636</b> over 3 years
Heating	£ 1,419 over 3 years	£ 954 over 3 years	
Hot Water	£ 155 over 3 years	£ 342 over 3 years	
<b>Total</b>	<b>£ 2,094</b>	<b>£ 1,458</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 recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 65). The EPC rating of your home is based on apparent assumptions about occupancy and energy use 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
1. Increase loft insulation to 270 mm	£100 - £300	£ 72
2. Floor insulation (suspended floor)	£600 - £1,200	£ 78
3. Draught proofing	£80 - £120	£ 21

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.stromenergyadvice.org.uk](http://www.stromenergyadvice.org.uk) or call freephone 0800 444212. The Green Deal may enable you to make your home warmer and cheaper to run.

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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.