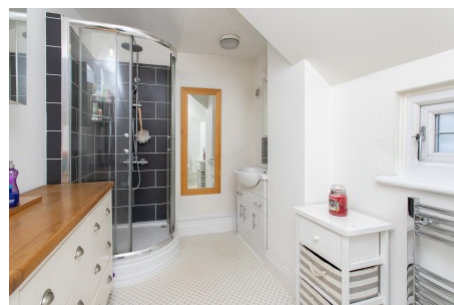


## Drewstead Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

**£185,000**

- Great location next to station
- Top floor Studio



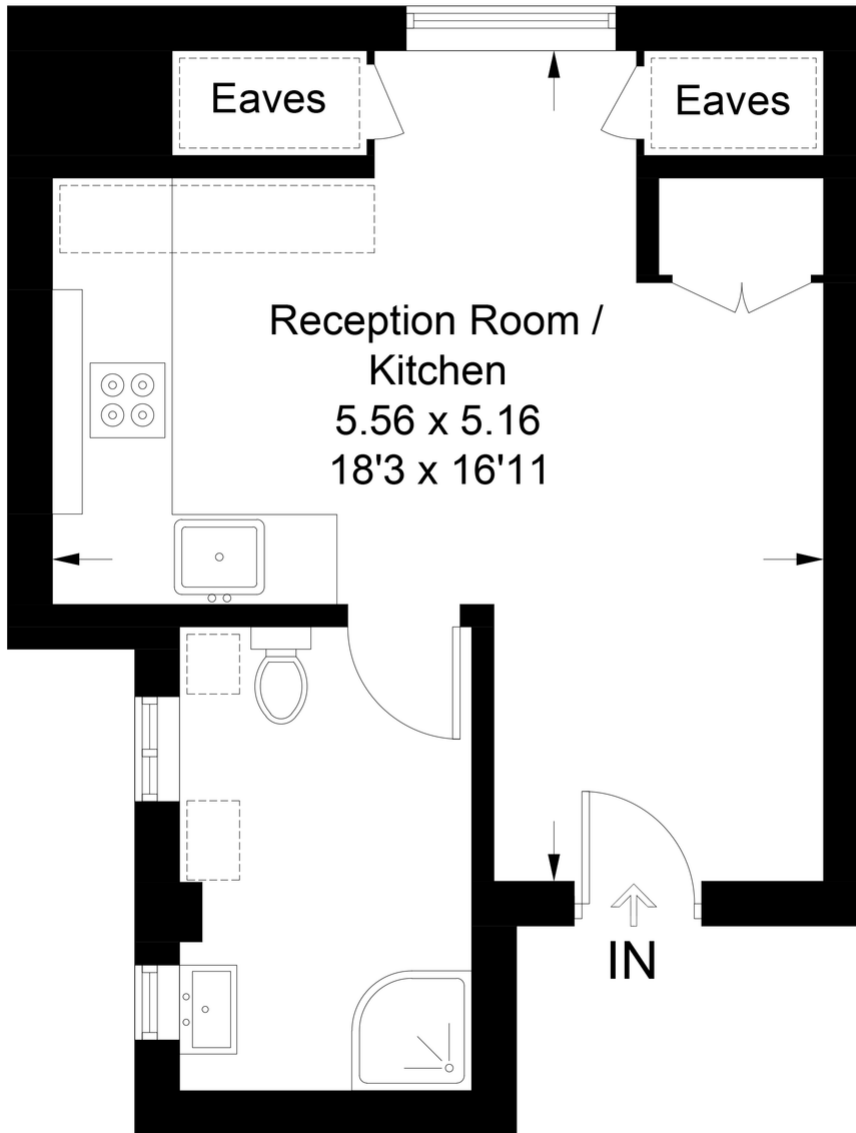
The flat has good storage, plus modern kitchen and shower room. Its location is the key feature being so close to the high street shops bars and restaurants as well as Streatham Hill station and bus routes that give an alternative commuter link to the city.

# Drewstead Road

Approximate Gross Internal Area = 25.9 sq m / 279 sq ft  
 (Excluding Reduced Headroom )  
 Reduced Headroom = 3.3 sq m / 35 sq ft  
 Total = 29.2 sq m / 314 sq ft



= Reduced headroom below 1.5m / 5'0



## Second 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. (ID717074)



### Energy performance certificate (EPC)



Property type  
Top-floor flat  
Total floor area  
26 square metres

Rules on letting this property  
Properties can be rented if they have an energy rating from A to E.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the conditions and exemptions that apply. You should also check the current energy efficiency regulations for landlords.

Energy efficiency rating for this property  
This property's current energy rating is D. It has the potential to be D.  
See how to improve this property'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.