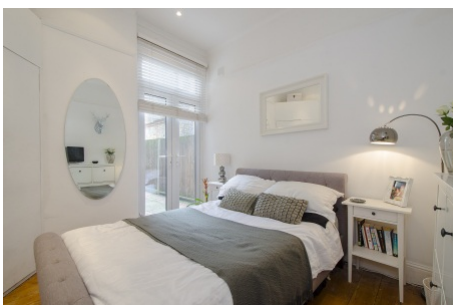


Drewstead Road, Streatham Hill SW16

Borough: Lambeth

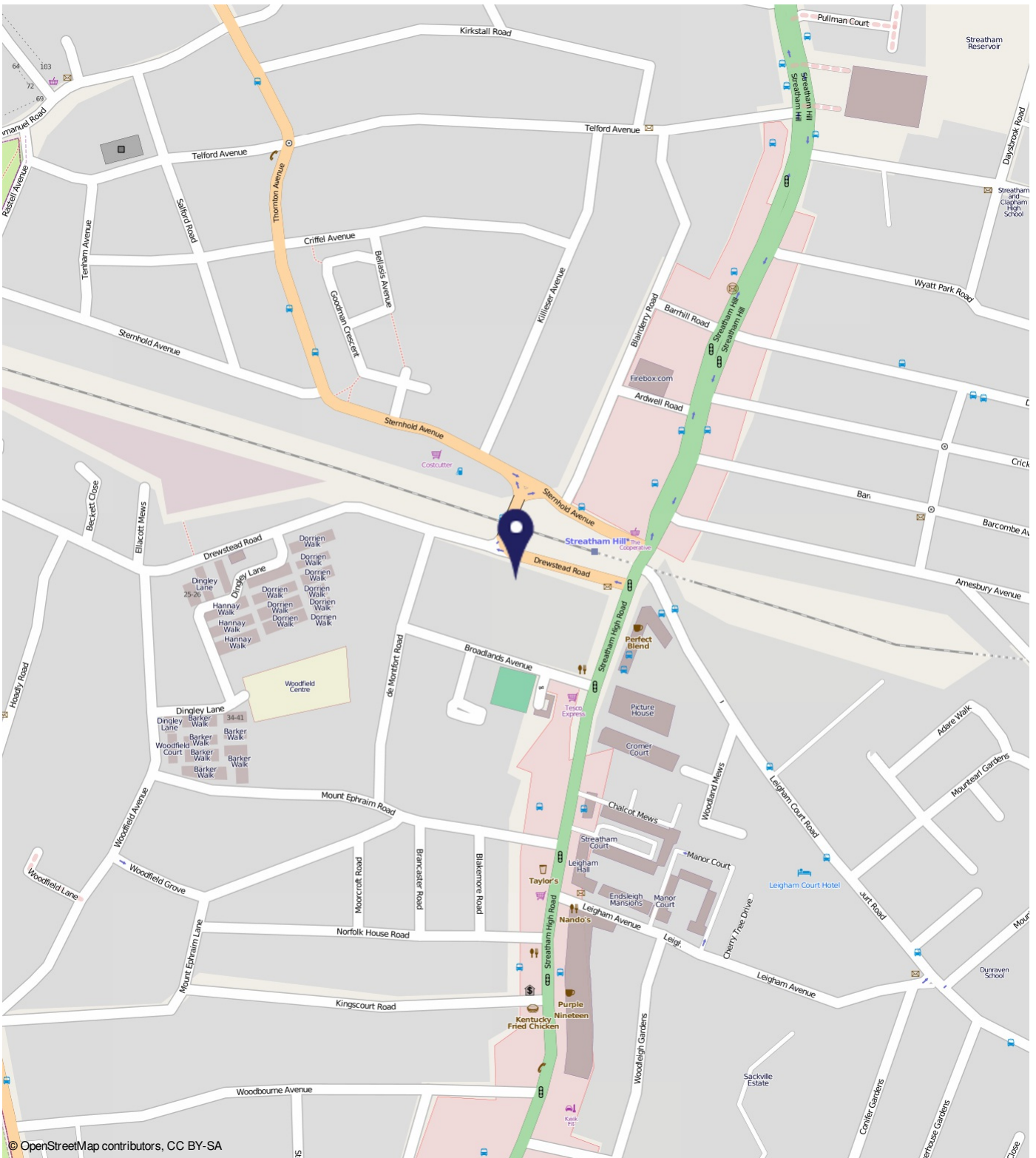
£1,600 pcm

- One double bedroom flat
- Beautifully presented



A beautiful one bedroom flat on the ground floor of this handsome Edwardian building. The accommodation is modern and beautifully presented throughout but one of the main benefits of this flat is its immediate proximity to Streatham Hill station and the excellent array of shops, bars and restaurants of the area. There is also a communal garden. Available from 9th September, furnished.

Rent (£1,600pcm), 5 week security Deposit (£1,845.00), 12 month tenancy. Council tax band B, Lambeth.



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Drewstead Road, Streatham Hill SW16

Distances

To Streatham Hill Rail Station 0.1 miles
 To Streatham Rail Station 0.8 miles

Energy Performance Certificate

Flt 1, 33 Drewstead Road, LONDON, SW16 5LY

Dwelling type: Ground floor flat
 Date of assessment: 12 February 2013
 Date of certificate: 10 February 2013

Reference number: 8205-9429-2529-8966-3273
 Type of assessment: RdSAP existing dwelling
 Total floor area: 30 m²

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	£ 1,665
Over 3 years you could save	£ 693

Estimated energy costs of this home

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 69 over 3 years	
Heating	£ 1,360 over 3 years	£ 720 over 3 years	
Hot Water	£ 150 over 3 years	£ 93 over 3 years	
Total	£ 1,645	£ 882	You could save £ 883 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. The suitable energy use for heating appliances like TVs, computers and cookers, and any electricity generated by re-generation.

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 in page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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	£ 464	
2 Floor insulation	£800 - £1,200	£ 129	
3 Low energy lighting for all fixed outlets	£40	£ 93	

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

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0800 123 1234 (textphone relayed only). The Green Deal may allow you to make your home warmer and cheaper to run all on up-front cost.

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.