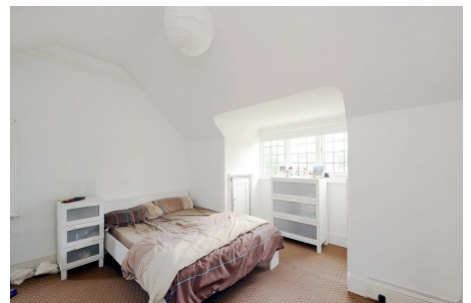


Drewstead Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£375,000

- Exceptionally large one bedroom top floor flat (over 800Sq feet)
- Located opposite Streatham Hill station



Spacious top floor one bedroom flat located opposite the Station which provides a direct service to Victoria and Clapham junction. There are an array of shops, bars, and restaurants on the doorstep and Tooting Bec common is only a short walk to the west and leads to Balham where you can join the Northern line.

Drewstead Road

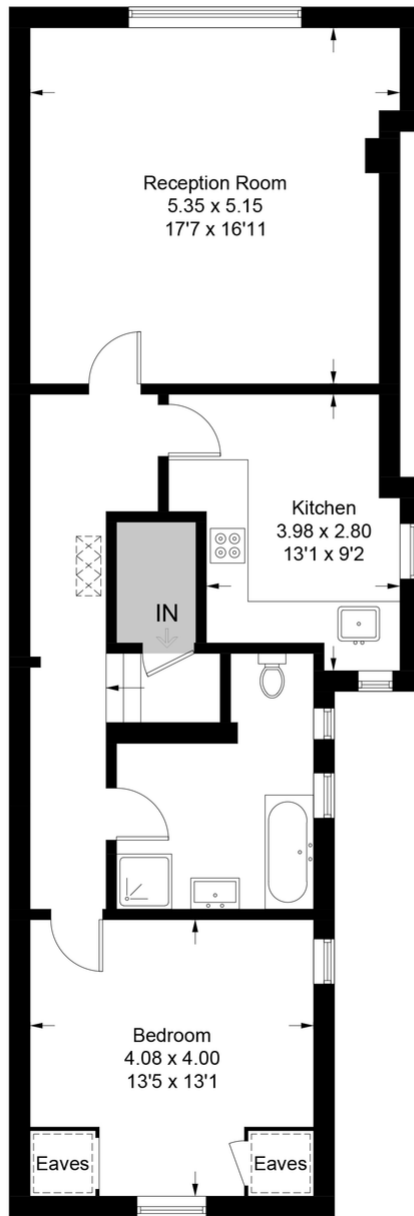
Approximate Gross Internal Area = 74.7 sq m / 804 sq ft
(Excluding Reduced Headroom / Eaves)

Reduced Headroom / Eaves = 1.8 sq m / 19 sq ft

Total = 76.5 sq m / 823 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. (ID824823)



04022021_1037 Energy performance certificate (EPC) - Floor energy certificate - 000106

Property type	Energy rating	Valid until
Top-floor flat	D	3 February 2022

Property type: Top-floor flat
Total floor area: 80 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 [additional information on the exemptions and exemptions rules](#) (http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/530668/exemptions-rules.pdf).

Energy efficiency rating for this property
The property's current energy rating is D. It has the potential to be C.
[See how to improve this certificate's energy efficiency](#)

The graph shows the property's current and potential energy efficiency.
Properties are given a rating from A (most efficient) to G (least efficient).
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.
For properties in England and Wales, the average energy rating is D and the average energy score is 60.

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.