

Drewstead Road, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

£900,000

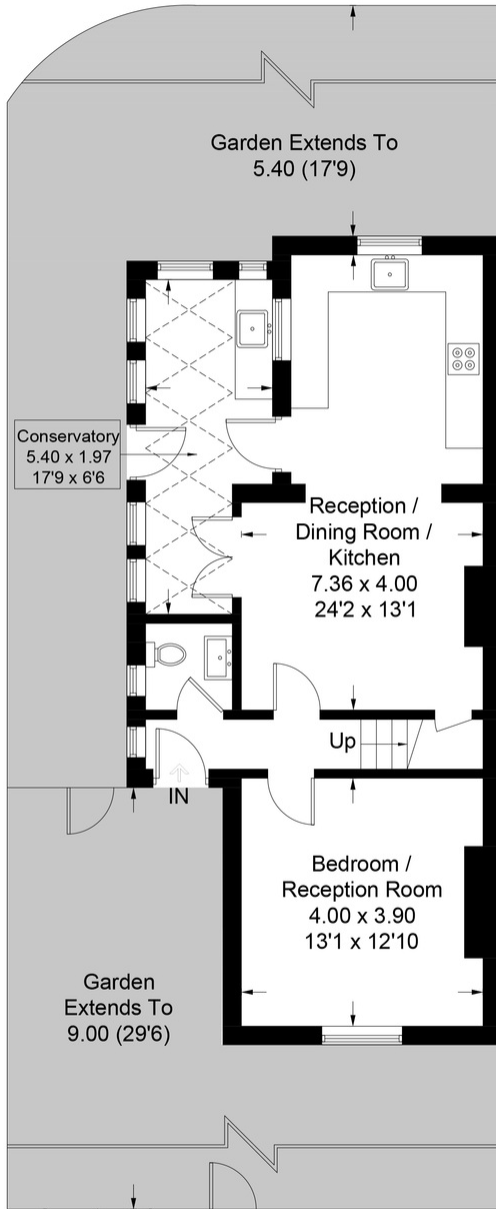
- A magical semi-detached cottage
- Amazing location nestled on the edge of Tooting Bec Common



This beautiful period cottage offers a unique sense of escape from London's hustle and bustle, whilst offering easy access to great rail links and excellent shops, bars and restaurants in Balham and Streatham Hill. It nestles on the edge of Tooting Bec common and feels completely surrounded by trees and nature. The accommodation is well proportioned and flexible with large reception room that could be used as a third bedroom and inter-linked kitchen and dining room offering amazing entertaining space. There is also a conservatory and downstairs WC with lovely gardens surrounding most of the property. Upstairs are two characterful bedrooms with vaulted ceilings, one of which has a large roof terrace off the rear and a lovely bathroom.

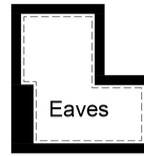
Drews Cottages

Approximate Gross Internal Area = 97.5 sq m / 1049 sq ft
 (Excluding Reduced Headroom / Loft)
 Reduced Headroom / Loft = 3.1 sq m / 33 sq ft
 Total = 100.6 sq m / 1082 sq ft

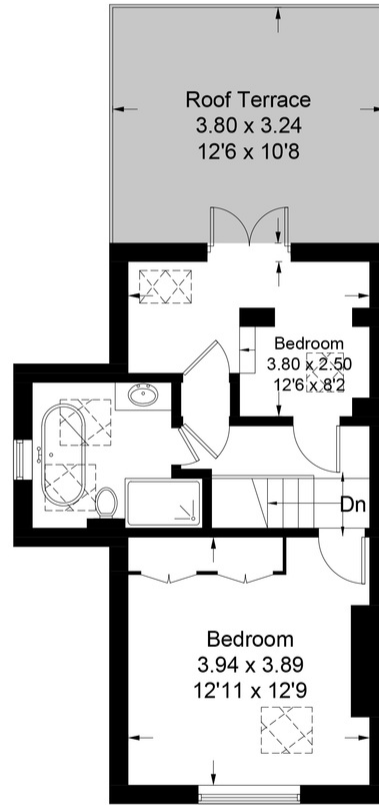


Ground Floor

= Reduced headroom below 1.5m / 5'0

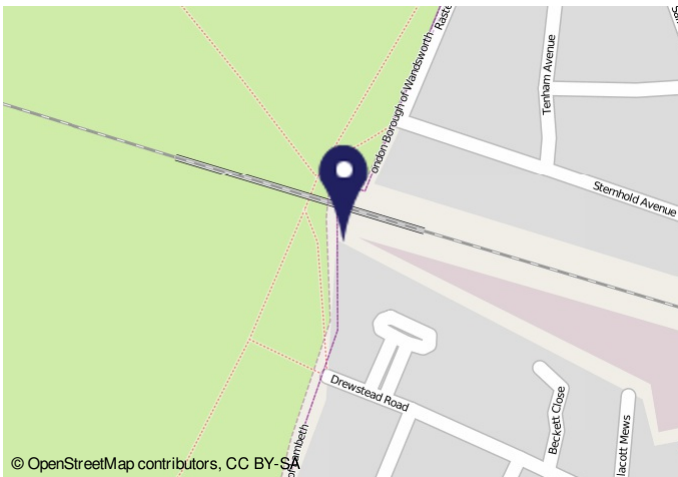


Loft



First 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. (ID893875)



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1009222_1632 Energy performance certificate (EPC) - Floor energy certificate - 1001-01

Energy performance certificate (EPC)		Valid until: 18 April 2025
1 Drews Cottages Wokingham Road Wokingham, RG40 3JX	Energy rating: D	Certificate number: 4795-7425-2404-1001-1001
Property type: Semi-detached house		
Total floor area: 78 square metres		

Rules on letting this property
 Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions](#)
[here](#) or on [GOV.UK](#) for more information on the regulations and exemptions.

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