

Gleneagle Road, Streatham SW16

Borough: Lambeth

£1,000 pcm

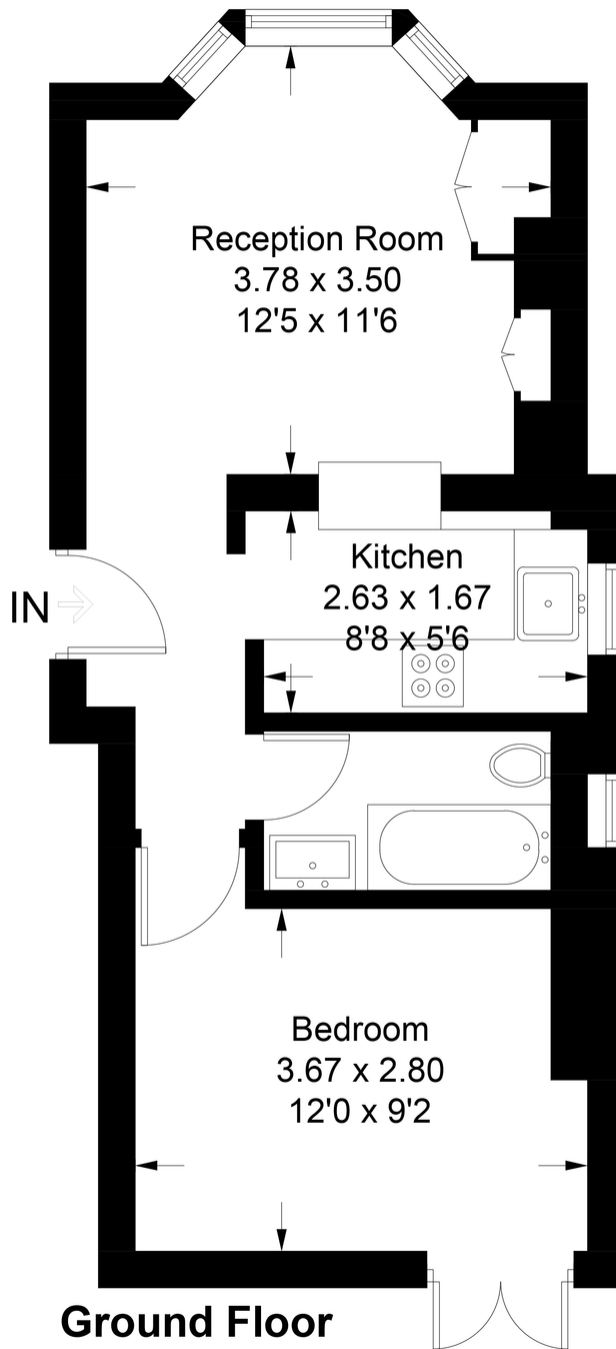
- One Bedroom Flat
- Beautifully Presented



A lovely one bedroom period conversion a short walk from Streatham station. The flat is presented in excellent condition throughout. This flat comes unfurnished and is available from 18th April.

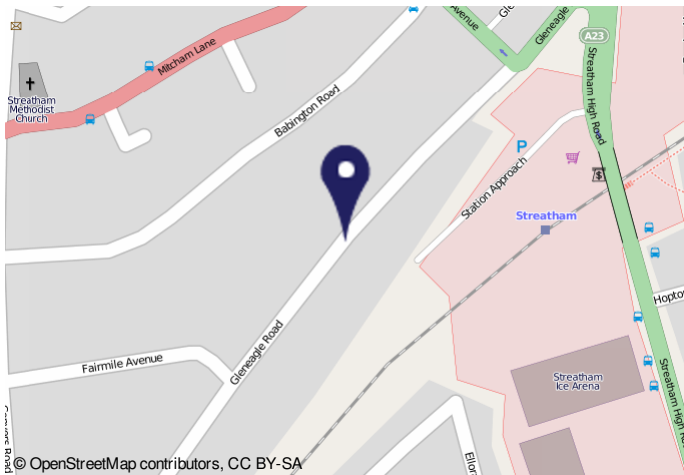
Gleneagle Road

Approximate Gross Internal Area = 36.5 sq m / 393 sq ft



Ground 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. (ID632338)



Energy Performance Certificate

Flat 1, 42 Gleneagle Road, LONDON, SW16 6AF
 Dwelling type: Ground-floor flat
 Date of assessment: 01 March 2013
 Date of certificate: 02 March 2013

Reference number: 8208-0890-0526-3507-4773
 Type of assessment: RdSAP existing dwelling
 Total floor area: 34 sq m

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: **£ 1,896**
Over 3 years you could save **£ 945**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 135 over 3 years	£ 66 over 3 years	You could save £ 945 over 3 years
Heating	£ 1,560 over 3 years	£ 702 over 3 years	
Hot Water	£ 201 over 3 years	£ 163 over 3 years	
Total	£ 1,896	£ 931	

These figures show how much the average household would spend in this property for heating, lighting and hot water. The available 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	£ 487	
2 Floor insulation	£800 - £1,200	£ 138	
3 Draught proofing	£80 - £120	£ 24	

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 calls). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront 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.