

Gleneagle Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£550,000

- Three bedrooms
- Period maisonette

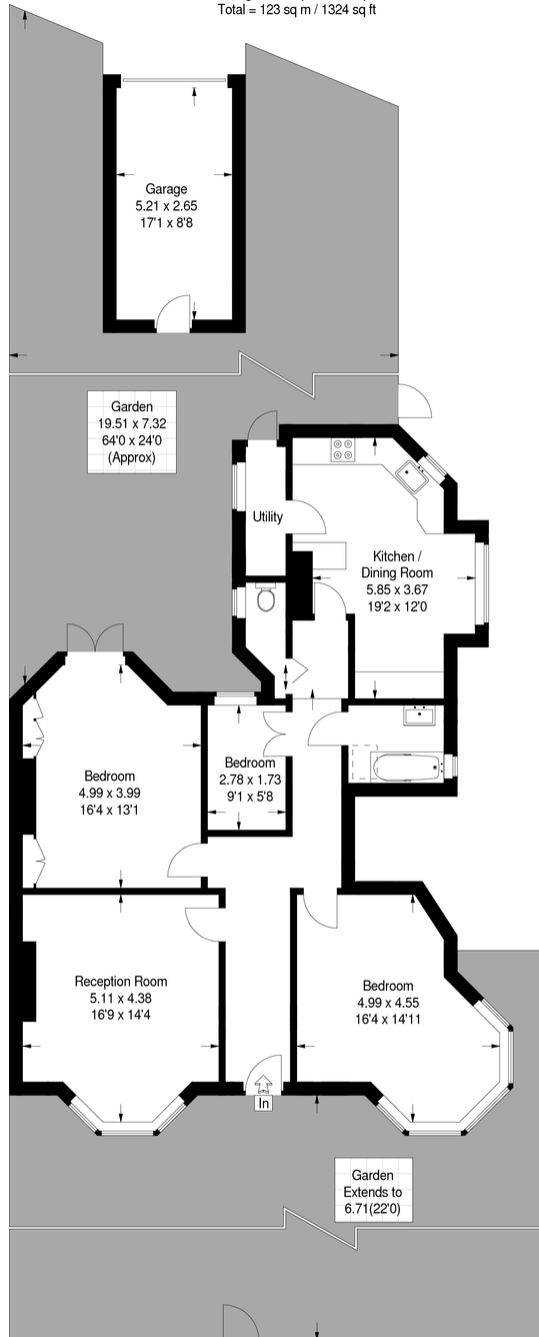


A lovely period maisonette on this quiet street between Streatham and Streatham Common stations. The beautiful double fronted property has wonderful front and rear gardens and garage accessed from a side street to the rear. Internally there are three bedrooms, one of which has a huge bay window, extremely large reception, kitchen-diner and bathroom with separate WC.

Gleneagle Road benefits from close proximity to Tooting Bec Common, Streatham Common and the excellent facilities of the HUB development.

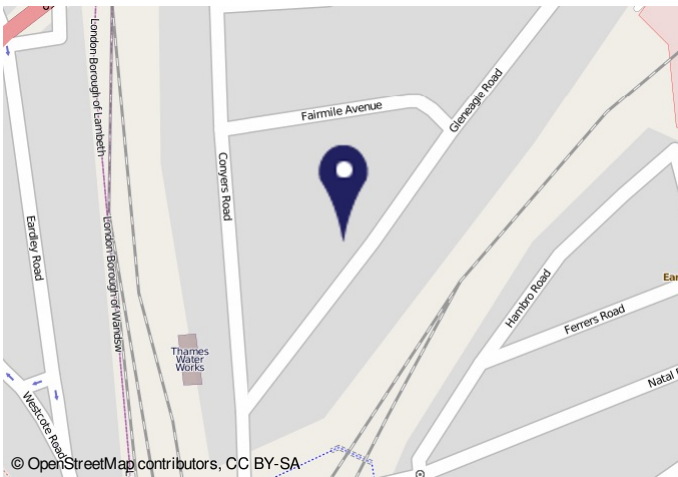
Gleneagle Road

Approximate Gross Internal Area (Including Reduced Headroom) = 109 sq m / 1173 sq ft
 Garage = 14 sq m / 151 sq ft
 Total = 123 sq m / 1324 sq ft



--- = Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID 98394)



Energy Performance Certificate

102a, Gleneagle Road, LONDON, SW16 6BA
 Dwelling type: Ground floor flat
 Date of assessment: 20 September 2016
 Date of certificate: 20 September 2016
 Reference number: 0641-2870-7810-8326-4211
 Type of assessment: RdSAP existing dwelling
 Total floor area: 93 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	Potential costs
Over 3 years you could save	£ 3,897	£ 2,328

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 372 over 3 years	£ 192 over 3 years	You could save £ 2,328 over 3 years
Heating	£ 3,123 over 3 years	£ 1,544 over 3 years	
Hot Water	£ 402 over 3 years	£ 333 over 3 years	
Total	£ 3,897	£ 1,669	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

This 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 on page 3.

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

The EPC rating shows how it is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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	£ 1,059	Yes
2 Floor insulation (suspended floor)	£300 - £1,200	£ 354	Yes
3 Draught proofing	£80 - £120	£ 42	Yes

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.gov.uk/energy-guidance or call 0800 521 524 (national toll-free). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.