

## Gleneagle Road, Streatham SW16

Borough: Lambeth

**£2,050 pcm**

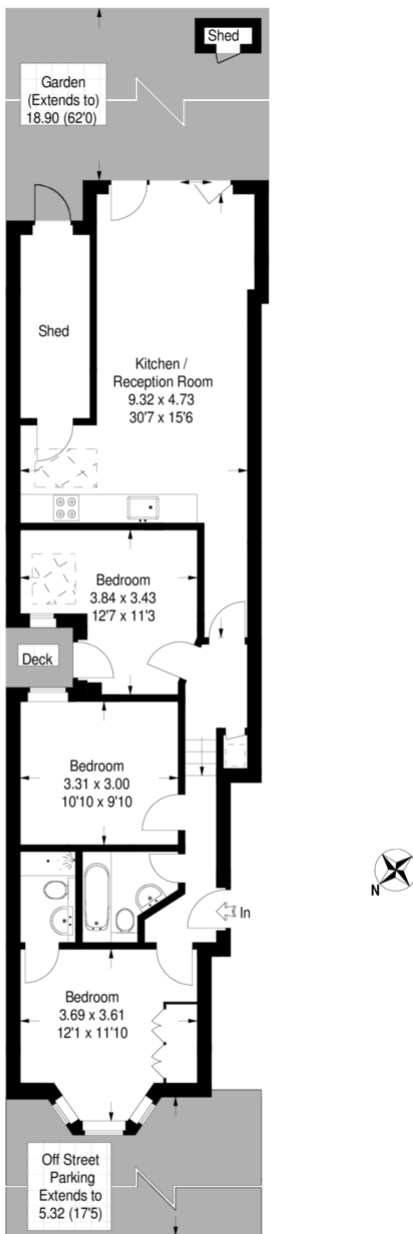
- Three bedroom garden flat
- Large private garden



An outstanding three bedroom garden flat located on a quiet street between Streatham and Streatham Common stations. The accommodation, arranged over the ground floor of this attractive Victorian house is immaculately presented throughout. Offering; master bedroom with en-suite shower room, two further double bedrooms (one with a small private patio), tiled bathroom with shower attachment and a modern open-plan kitchen/ living room, ideal entertaining space. The flat also has direct access onto a beautifully maintained private garden, approx. 62 ft. and off-street parking.

# Gleneagle Road

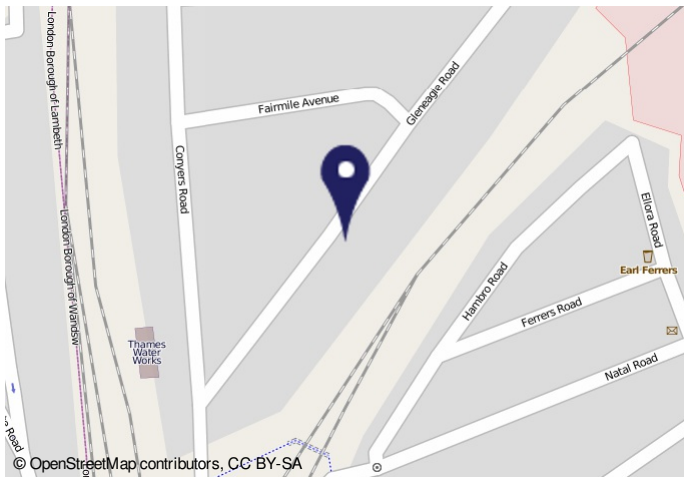
Approximate Gross Internal Area (Including Reduced Headroom)  
82 sq m / 882 sq ft



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

## Ground Floor

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. (ID106279)



**Energy Performance Certificate**

Flat A, 111 Gleneagle Road, LONDON, SW16 6AZ  
 Dwelling type: Ground floor flat  
 Date of assessment: 09 July 2018  
 Date of certificate: 09 July 2018  
 Reference number: 0178-2821-6035-8008-2545  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 74 m<sup>2</sup>

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:** **£ 1,848**  
**Over 3 years you could save** **£ 408**

Estimated energy costs of this home		Potential future savings	
	Current costs	Potential costs	
Lighting	£ 276 over 3 years	£ 168 over 3 years	
Heating	£ 1,278 over 3 years	£ 878 over 3 years	
Hot Water	£ 294 over 3 years	£ 204 over 3 years	
<b>Total</b>	<b>£ 1,848</b>	<b>£ 1,440</b>	

**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 recommended measures on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here 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
1. Internal or external wall insulation	£4,000 - £14,000	£ 216
2. Floor insulation (suspended floor)	£800 - £1,200	£ 63
3. Low energy lighting for all fixed outlets	£50	£ 15

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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.