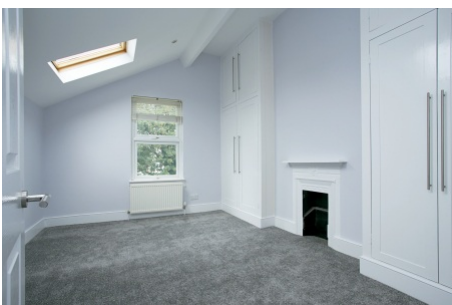


Gleneagle Road, Streatham SW16

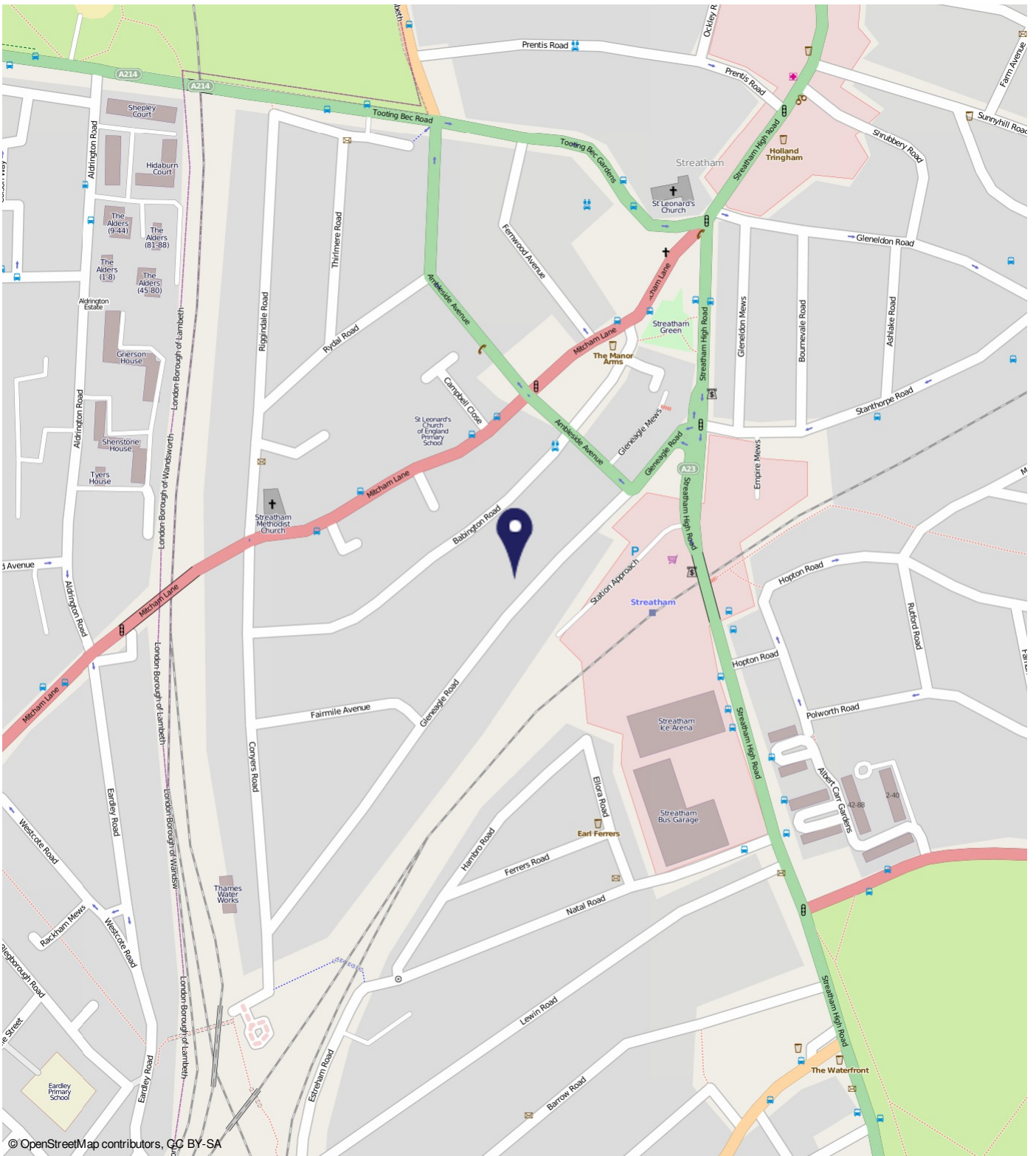
Borough: Lambeth

£1,325 pcm

- One bedroom flat
- Recently refurbished



A well presented one bedroom apartment located on Gleneagle Road. This smart flat is split over two levels and has recently been refurbished to a high level throughout. The accommodation comprises; open-plan kitchen/living room with fitted appliances and patio doors leading onto a private roof terrace. Upstairs there is a double bedroom with fitted wardrobes and smart bathroom suite. Located with close proximity to both Streatham and Streatham Common BR. Available soon.



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Gleneagle Road, Streatham SW16

Distances

- To Streatham Rail Station 0.1 miles
- To Streatham Common Rail Station 0.5 miles
- To Streatham Hill Rail Station 0.9 miles

Energy Performance Certificate

66b Cleveagle Road
LONDON
SW16 5AF

Dwelling type: Top-floor maisonette
Date of assessment: 07 January 2011
Date of certificate: 08 January 2011
Reference number: 0838 1000 0029 0029 0020
Type of assessment: RPSAP, existing dwelling
Total floor area: 44 sq m

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	B	D	C

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy rate	450 kWh/m ² per year	361 kWh/m ² per year
Carbon dioxide emissions	3.3 tonnes per year	2.7 tonnes per year
Lighting	£38 per year	£23 per year
Heating	£342 per year	£467 per year
Hot water	£36 per year	£71 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised energy conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will only be valid if you act on them.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations need only be given by the Energy Agency. Tools to provide you with information on improving your dwelling's energy performance.

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.