

## Gleneldon Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£450,000**

- Private garden
- Own entrance



A delightful two double bedroom garden flat close to Streatham Station which has its own entrance. The flat has particularly high ceilings and is in good condition with built in storage in the master bedroom. The property benefits from a lovely private garden to the rear and side access. The high road is a short walk away with plenty of shops, bars and restaurants. Streatham Station offers Thameslink access to the City, while Streatham Hill offers access directly to Victoria and London Bridge. Streatham and Tooting Commons offer open spaces close by as well as the famous Art Deco Tooting Bec Lido. *Please note the rear section of garden is owned by the freeholder but is currently used by the seller.*

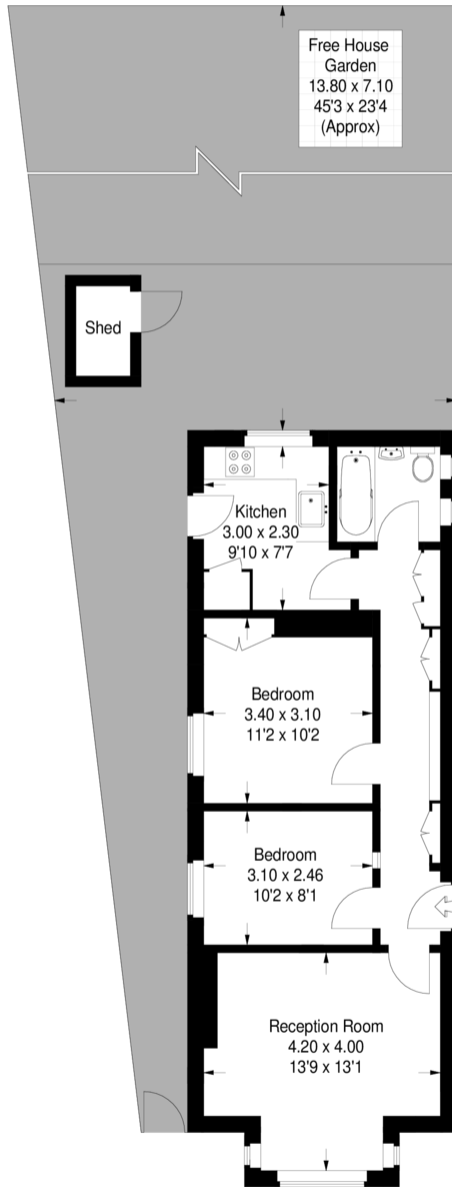
# Gleneldon Road

Approximate Gross Internal Area

56.1 sq m / 604 sq ft

Shed = 1.6 sq m / 17 sq ft

Total = 57.7 sq m / 621 sq ft



**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. (ID238544)



Energy Performance Certificate			
57B Gleneldon Road LONDON SW16 2BH		Dwelling type: Ground-floor flat Date of construction: 27 January 2009 Date of certificate: 27 January 2009 Reference number: 2078/0087/4229/5161/0014 Total floor area: 54 m <sup>2</sup>	
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 (CO <sub>2</sub> ) emissions.			
<b>Energy Efficiency Rating</b> This graphic shows the energy efficiency of the property. The higher the rating, the more energy efficient the home is, and the lower the fuel bills are likely to be.		<b>Environmental Impact (CO<sub>2</sub>) Rating</b> This graphic shows the environmental impact of the property. The higher the rating, the less impact the property has on the environment.	
<b>England &amp; Wales</b> The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is, and the lower the fuel bills are likely to be.			
<b>England &amp; Wales</b> The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO <sub>2</sub> ) emissions. The higher the rating the less impact it has on the environment.			
<b>Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home</b>			
	Current	Potential	
Energy use	401 kWh/m <sup>2</sup> per year	318 kWh/m <sup>2</sup> per year	
Carbon dioxide emissions	3.8 tonnes per year	2.9 tonnes per year	
Lighting	£48 per year	£24 per year	
Heating	£460 per year	£334 per year	
Hot water	£23 per year	£22 per year	
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel used and not any associated service, maintenance or safety charges. This certificate has been produced for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.			
To see how this home can achieve its potential rating please see the recommended measures.			
This address and energy rating of the dwelling in this EPC may be given to EPC to provide information on basic checks for improving its energy performance. For advice on how to improve energy performance and other information please visit <a href="http://www.energy.gov.uk">www.energy.gov.uk</a> Home energy advice call: 0800 912 012 or visit: <a href="http://www.energy.gov.uk">www.energy.gov.uk</a>			

**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.