

Gleneagle Road, Streatham SW16

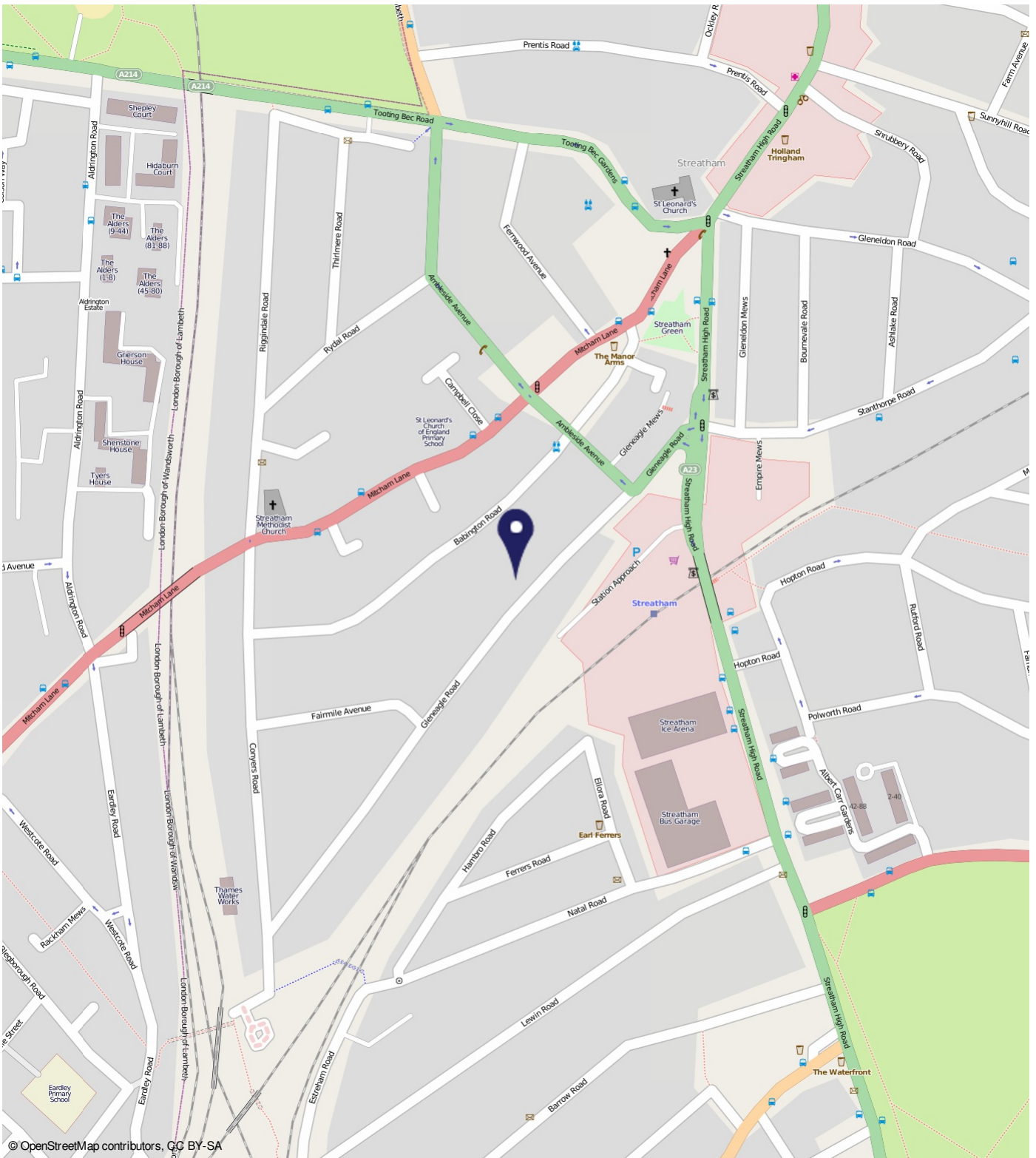
Borough: Lambeth

£1,300 pcm

- First floor flat
- Two double bedrooms



The accommodation comprises; living room with bay window and room for dining, modern kitchen with appliances, double bedroom with fitted storage, second double bedroom and smart bathroom. The property is located within close proximity to both Streatham and Streatham Common BR. Available soon.



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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

Flat 3, 42 Glenage Road, LONDON, SW16 6AP
 Dwelling type: Mid-floor flat
 Date of assessment: 09 July 2013
 Date of certificate: 22 July 2013
 Reference number: 0815-2811-7338-6607-0041
 Type of assessment: RdSAP existing dwelling
 Total floor area: 42 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:	£ 1,575
Over 3 years you could save	£ 621

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 165 over 3 years	£ 54 over 3 years	You could save £ 621 over 3 years
Heating	£ 1,194 over 3 years	£ 545 over 3 years	
Hot Water	£ 216 over 3 years	£ 222 over 3 years	
Total	£ 1,575	£ 564	

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 microgeneration.

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 on page 5. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Current	Potential
4	7

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	£ 483	
2 Low energy lighting for all fixed outlets	£ 135	£ 72	
3 Heating controls (zone heating and TRVs)	£ 200 - £400	£ 216	

To find out more about the recommended measures and other actions you could take to save money, visit www.direct.gov.uk/energy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to finance your home energy and comfort to pay off in instalments.

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.