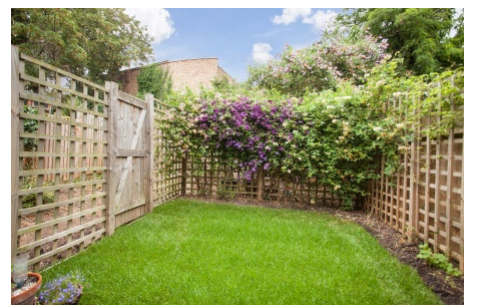


Gleneldon Road, Streatham SW16

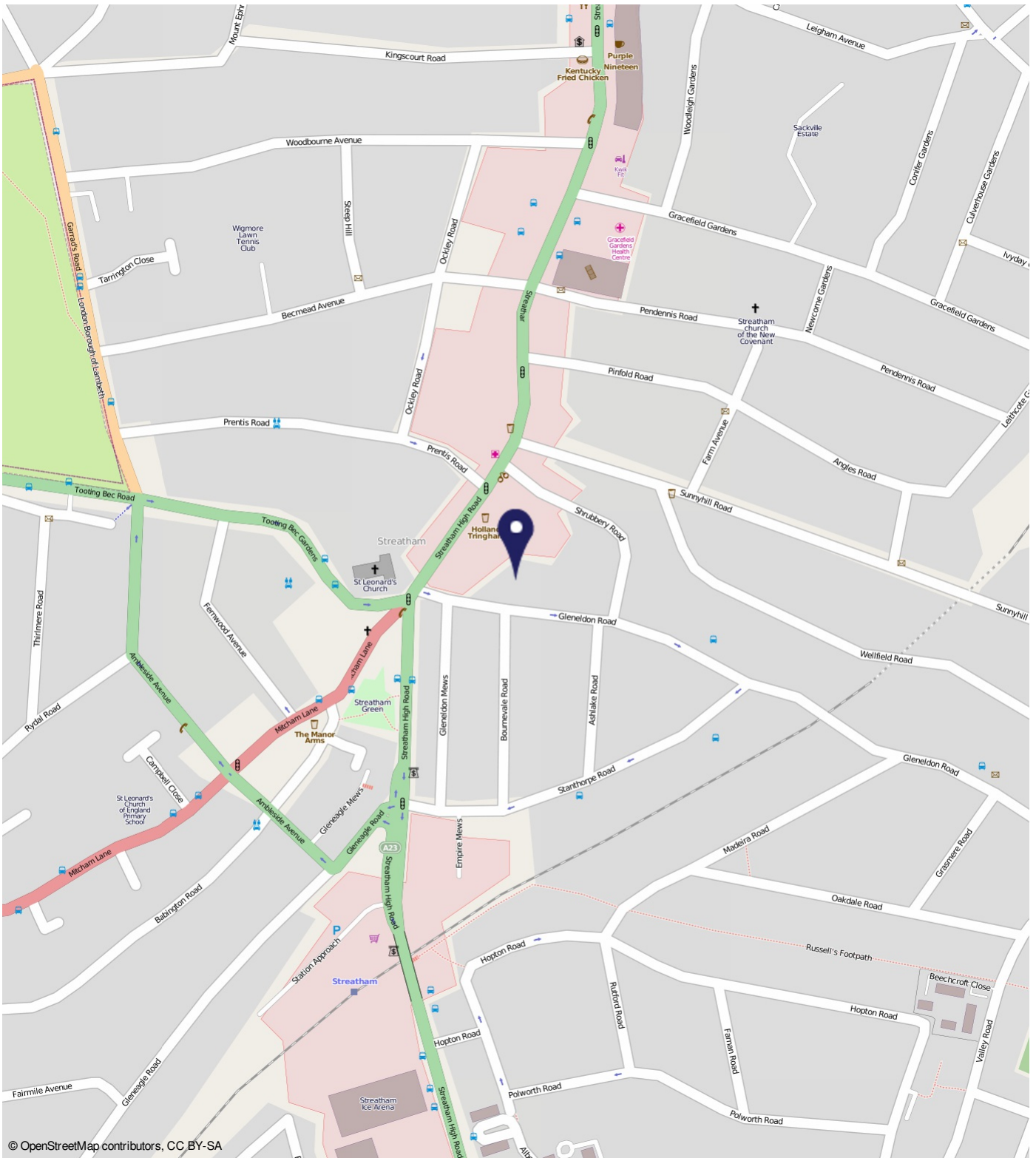
Borough: Lambeth

£1,650 pcm

- Ground floor garden flat
- Eat- in kitchen



This highly attractive period property comprises; large reception room leading onto a modern kitchen/conservatory with built in appliances and space for dining, two double bedrooms (the master with a beautiful bay window and feature fireplace), family bathroom and mature private garden. This apartment is neutrally decorated throughout. Available from 20th July, furnished.



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Gleneldon Road, Streatham SW16

Distances

- To Streatham Rail Station 0.3 miles
- To Streatham Hill Rail Station 0.6 miles
- To Streatham Common Rail Station 0.8 miles

Energy Performance Certificate

37, Gleneldon Road
LONDON
SW16 2JL

Building type: Ground floor flat
Date of assessment: 10 August 2009
Date of certificate: 10 August 2009
Reference number: 0191-1028-6030-0500-4192
Total floor area: 75 m²

This home's performance is rated in terms of the average 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	
Band	Score	Band	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	39-54	E	41-50
F	21-38	F	51-60
G	1-20	G	61-70

Regulation 6(2) of the Energy Labelling Regulations 2001 (SI 2001/2654)

England & Wales: EU Directive 2002/91/EC

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	211 kWh/m ² per year	168 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year	2.3 tonnes per year
Lighting	£72 per year	£40 per year
Heating	£407 per year	£291 per year
Hot water	£407 per year	£291 per year

Based on standardised assumptions about occupancy, heating systems and geographical location. The above table provides an indication of how much it will cost to provide lighting, heating and hot water in this home. The fuel bills will only take into account the cost of fuel and not any associated services, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables you to compare 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 recommendations.

This EPC and accompanying information is provided to you by the Energy Saving Trust to provide you with the EPC and accompanying information. For more information on EPCs, visit www.energysavingtrust.org.uk. For advice on how to improve your home's energy efficiency, visit www.energysavingtrust.org.uk.

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.