

Gleneldon Road, Streatham SW16

Borough: Lambeth

£1,400 pcm

- Two double bedrooms
- Private garden



A delightful two double bedroom garden flat close to Streatham Station. The flat has particularly high ceilings and has been beautifully decorated by the current owners. There is a lovely private garden to the rear and side access. The high road is a short walk away with shops, bars and restaurants and Streatham Station on the Thames link.

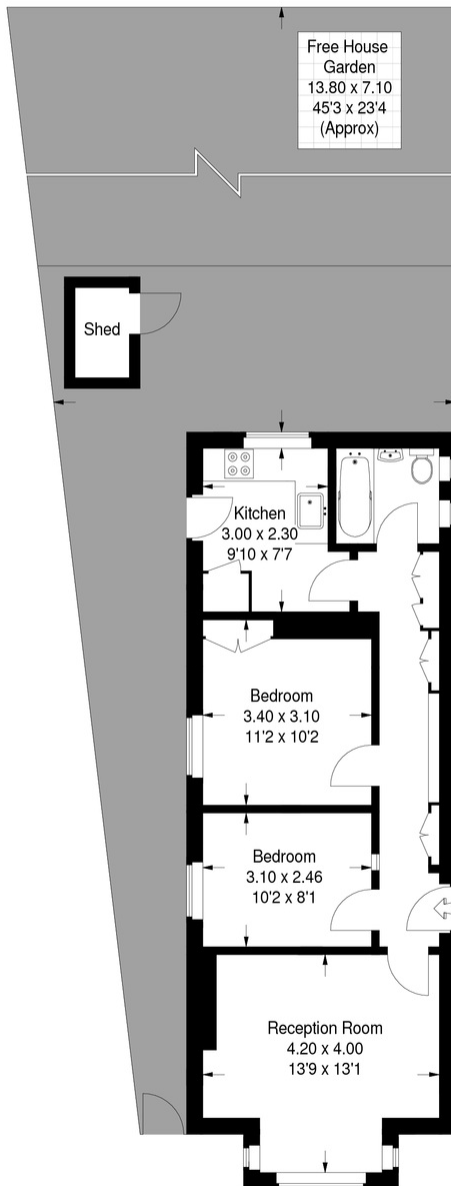
Gleneldon Road

Approximate Gross Internal Area

56.1 sq m / 604 sq ft

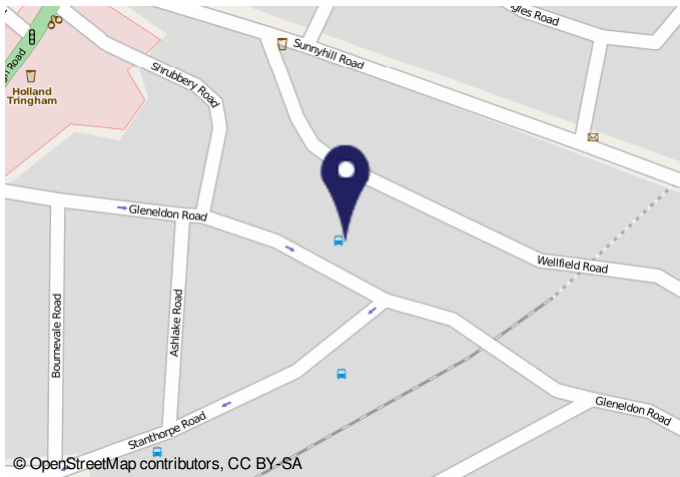
Shed = 1.6 sq m / 17 sq ft

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: 207B/0087 4259-5161-9014
Total floor area: 54 m²

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	Best	Worst	Current	Best	Worst
A	A	G	B	B	E

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

	Current	Potential
Energy use	451 kWh/m ² per year	318 kWh/m ² per year
Carbon dioxide emissions	3.8 tonnes per year	2.8 tonnes per year
Lighting	£45 per year	£25 per year
Heating	£440 per year	£384 per year
Hot water	£72 per year	£53 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 and not any associated services, maintenance or safety inspection. This certificate has been provided 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.

The address and energy rating of the dwelling in this EPC may be given to EPC to provide information on financial help for improving its energy performance.
For advice on how to take action and to find out about others available to help make your home more energy efficient, call 0800 312 412 or visit www.energyratings.gov.uk/home

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.