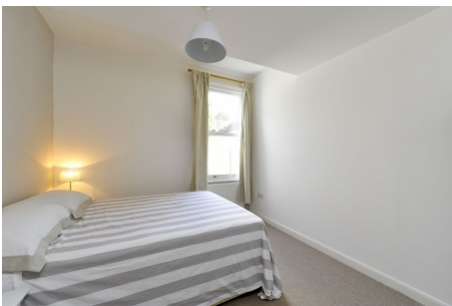


## Gleneagle Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£400,000**

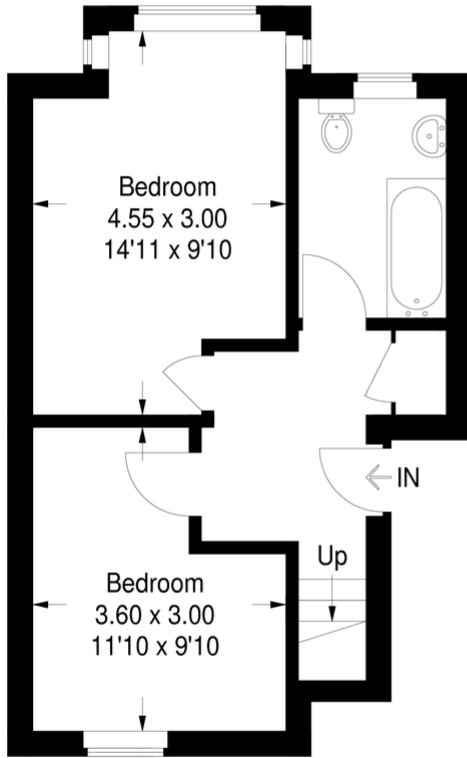
- Two double bedrooms
- Split-level



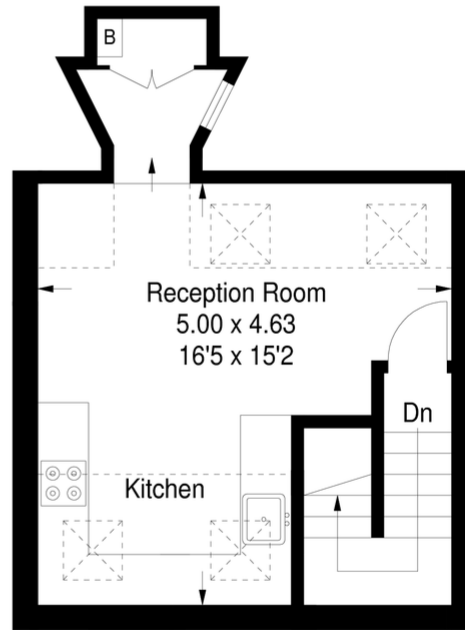
A bright and smart two double bedroom split-level flat in an attractive converted period house. The flat is on the first and second floor of the house and is well decorated and has lots of natural light. The property has no ongoing chain and is located close to Streatham and Streatham Common stations giving alternative routes into the city. There are also bus routes on the high road and shops bars and restaurants close by.

# Gleneagle Road

Approximate Gross Internal Area  
 First Floor = 34.4 sq m / 371 sq ft  
 Second Floor (Excluding Reduced Headroom)  
 15.6 sq m / 168 sq ft  
 Reduced Headroom = 11.3 sq m / 121 sq ft  
 Total = 61.3 sq m / 660 sq ft



**First Floor**



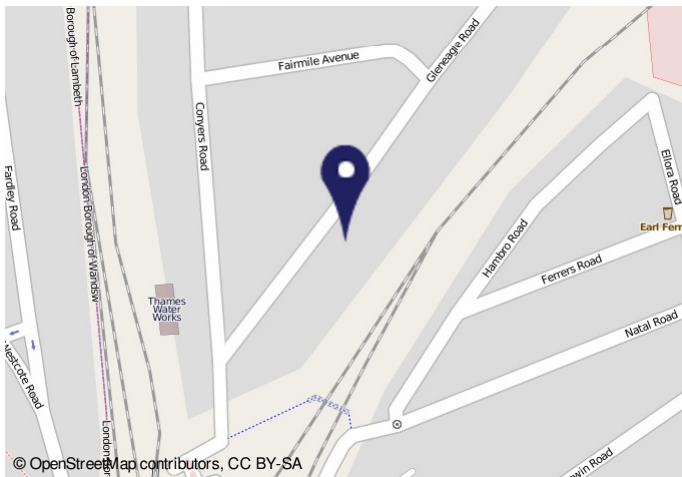
**Second Floor**

= Reduced headroom below 1.5 m / 5'0

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. (ID280542)



**Energy Performance Certificate**

Plot 3, 157 Gleneagle Road, LONDON, SW185AG  
 Dwelling type: Top-floor maisonette  
 Date of assessment: 02 April 2009  
 Date of certificate: 04 April 2009  
 Reference number: 0754-2802-6643-0101-8305  
 Total floor area: 61 sqm

This home's performance is rated in terms of the 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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	B	B	B
B	C	C	C
C	D	D	D
D	E	E	E
E	F	F	F
F	G	G	G

England & Wales: 2009-10-15  
 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 rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home	
Current	Potential
Energy use: 178 kWh/m <sup>2</sup> per year	188 kWh/m <sup>2</sup> per year
Carbon dioxide emissions: 1.8 tonnes per year	1.7 tonnes per year
Lighting: £147 per year	£292 per year
Heating: £276 per year	£292 per year
Hot water: £77 per year	£77 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 recommendations below.

Recommended to look for the energy saving products below when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about other products to make your home more energy efficient, call 0800 542 624 or visit [www.energyandclimate.gov.uk](http://www.energyandclimate.gov.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.