

## Gleneldon Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£310,000**

- Top floor flat
- Large reception

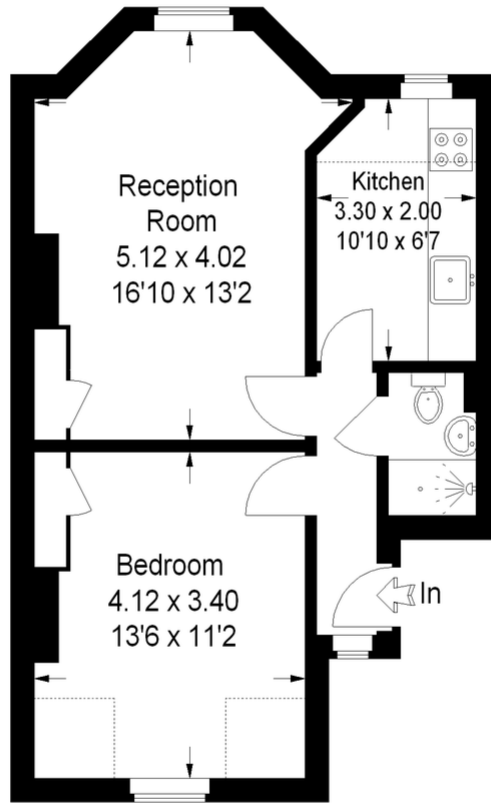


A very spacious and bright top floor conversion flat in this lovely Edwardian building on a leafy residential street. The excellent accommodation comprises a large reception room, modern kitchen, bathroom and bedroom – there are a number of period features also.

Gleneldon Road runs directly off the high street and the flat is a short walk from the excellent amenities of the area including the over ground rail station of Streatham.

# Gleneldon Road

Approximate Gross Internal Area  
(Excluding Reduced Headroom)  
40.4 sq m / 435 sq ft  
Reduced Headroom  
3.4 sq m / 36 sq ft  
Total = 43.8 sq m / 471 sq ft



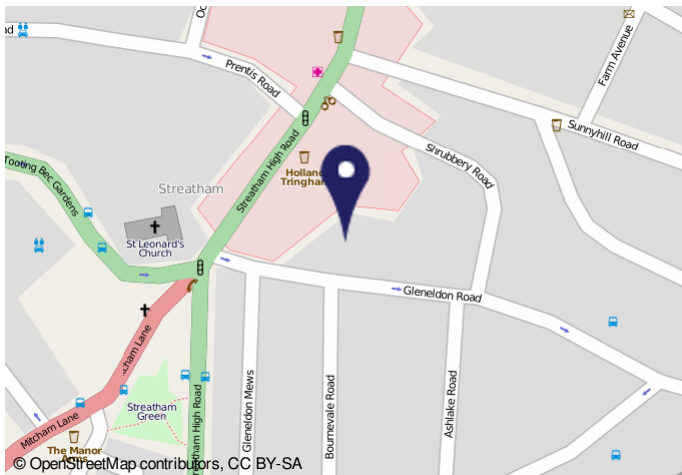
Third Floor

= 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. (ID289749)



**Energy Performance Certificate**

Flat 4, 19 Gleneldon Road, LONDON, SW16 2JX  
 Dwelling type: Top-floor flat  
 Date of assessment: 02 March 2016  
 Date of certificate: 03 March 2016  
 Reference number: 0416-2632-6711-0006-4625  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 42 m<sup>2</sup>

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 making improvement measures

Estimated energy costs of dwelling for 3 years:	Current costs	Potential costs
Over 3 years you could save	£ 2,793	£ 1,131

Estimated energy costs of this home	Current costs	Potential costs	Potential future savings
Lighting	£ 65 over 3 years	£ 65 over 3 years	
Heating	£ 2,196 over 3 years	£ 1,266 over 3 years	
Hot Water	£ 524 over 3 years	£ 303 over 3 years	
<b>Total</b>	<b>£ 2,785</b>	<b>£ 1,634</b>	<b>You could save £ 1,131 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. The outside energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

**Energy Efficiency Rating**

Energy efficiency	Current rating	Potential rating
Very energy efficient	A	A
Energy efficient	B	B
Decent	C	C
Below average	D	D
Average	E	E
Below average	F	F
Very poor	G	G

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

**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	£ 336	Yes
2 Heating controls (room thermostat and TRVs)	£350 - £400	£ 330	Yes
3 Reduce boiler with new condensing boiler	£2,200 - £3,000	£ 462	Yes

© 2016 not from 0800 708 0800 the recommended minimum and maximum price bands listed here apply to only heating and www.energyc.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run. For full details visit

**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.