

## Gleneagle Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£650,000**

- Three bedrooms
- Private garden



A fabulous and particularly spacious three bedroom maisonette, arranged over the ground and lower floor of this handsome Victorian building. The property has a private entrance and stunning double reception leading to the kitchen and private rear garden. There are two double bedrooms on the top floor, one with en-suite and a further bedroom and bathroom on the lower floor, along with snug reception room. The property is excellently presented throughout and is within minutes' walk of Streatham Station and the amenities of Streatham High Road.

# Gleneagle Road

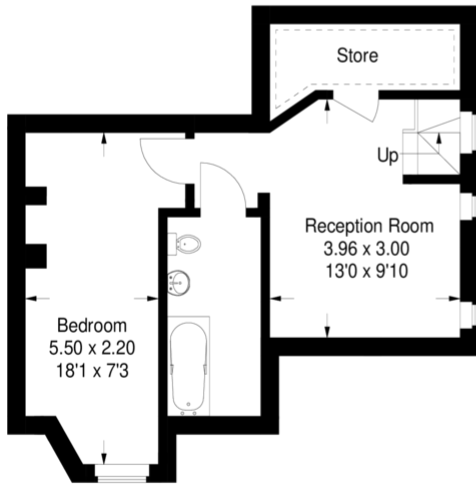
Approximate Gross Internal Area  
(Excluding Reduced Headroom)

106.5 sq m / 1146 sq ft

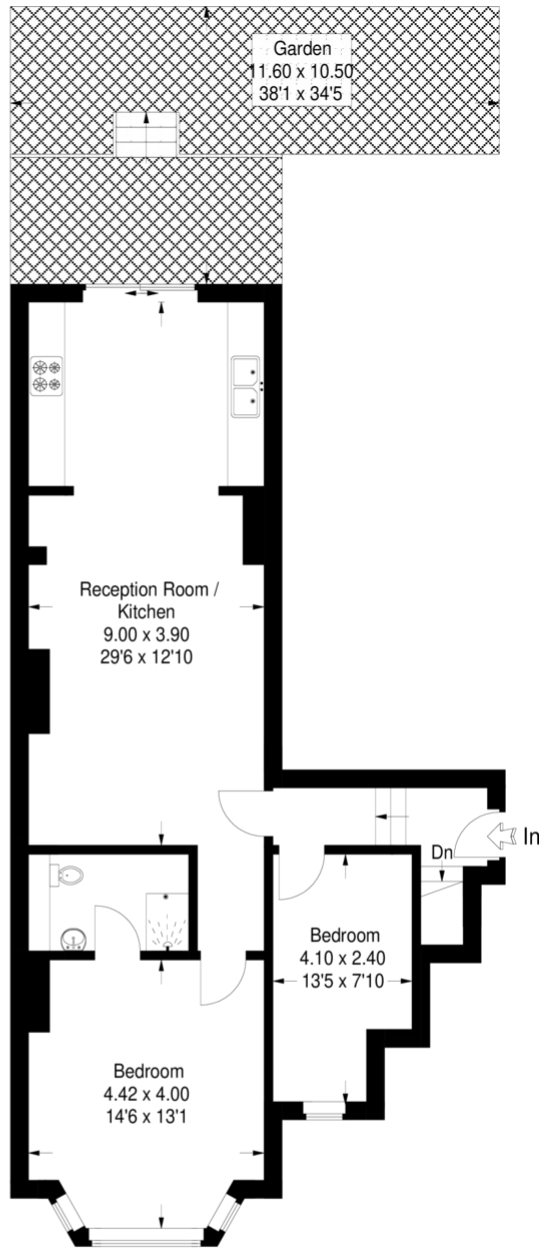
Reduced Headroom

3.7 sq m / 40 sq ft

Total = 110.2 sq m / 1186 sq ft



Lower Ground Floor



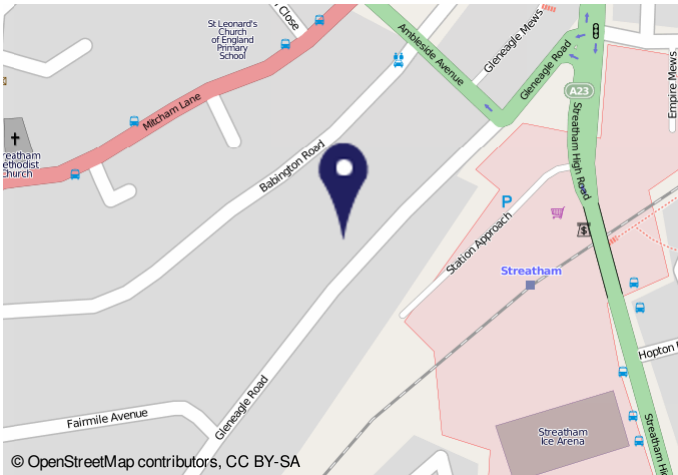
Ground Floor

= 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. (ID302719)



**Energy Performance Certificate**

Flat 1, 32 Gleneagle Road, LONDON, SW16 6AF  
 Dwelling type: Ground floor flat  
 Date of assessment: 19 March 2015  
 Date of certificate: 19 March 2015

Reference number: 0173-2831-6877-4366-3621  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 100 sq m

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	£ 3,282
Potential costs	£ 1,266
Over 3 years you could save	£ 2,016

**Estimated energy costs of this home**

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 166 over 3 years	£ 164
Heating	£ 2,583 over 3 years	£ 1,449 over 3 years	£ 1,134
Hot Water	£ 369 over 3 years	£ 342 over 3 years	£ 27
<b>Total</b>	<b>£ 3,282</b>	<b>£ 1,957</b>	<b>£ 1,325</b>

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

**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 recommended measures in group 1. 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	£ 833	Yes
2. Floor insulation (solid floor)	£4,000 - £8,000	£ 219	Yes
3. Low energy lighting for all fixed outlets		£ 215	Yes

For more information about the recommended measures and other actions you could take to save energy, visit [www.direct.gov.uk/energysaving](http://www.direct.gov.uk/energysaving) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to finance your home improvements and cover the cost of the product costs.

**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.