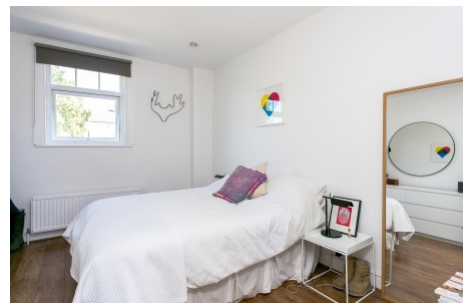


## Gleneldon Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£399,950**

- First floor one bedroom flat
- Balcony



A particularly spacious first floor one bedroom flat in a converted Victorian building. The property has a very large reception room spanning the width of the building with a balcony and a great view down the neighbouring street.

The flat has charm and character and is located just off the high street, with off-street parking, and there are many bus routes into the City, as well as shops, bars and restaurants and Streatham Station on the Thameslink service.

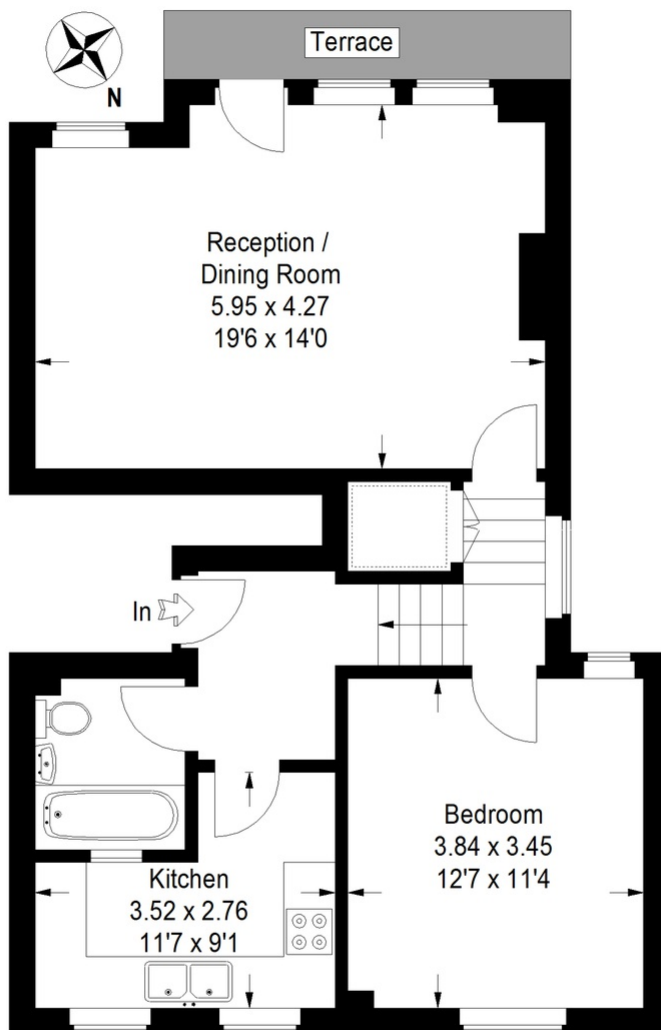
# Gleneldon Road

Approximate Gross Internal Area (Excluding Reduced Headroom)

58.9 sq m / 634 sq ft

Reduced Headroom = 1 sq m / 11 sq ft

Total = 59.9 sq m / 645 sq ft



## First 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. (ID343429)



**Energy Performance Certificate** HM Government

79b Gleneldon Road, LONDON, SW16 2BH  
Dwelling type: Mid-floor flat  
Date of assessment: 17 September 2013  
Date of certificate: 17 September 2013  
Reference number: 8417-7921-1520-7333-5992  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 56 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:** £ 2,283  
**Over 3 years you could save:** £ 1,044

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 105 over 3 years	£ 108 over 3 years	
Heating	£ 1,935 over 3 years	£ 882 over 3 years	
Hot Water	£ 243 over 3 years	£ 249 over 3 years	
<b>Total</b>	<b>£ 2,283</b>	<b>£ 1,239</b>	<b>You could save £ 1,044 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**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 recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shows how it is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**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	£ 957	Available
2 Replace single glazed windows with low-E double glazed windows	£3,300 - £8,000	£ 91	Available

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 521 5224 (textonly) for more info. The Green Deal only applies to you if you make your home warmer and cheaper to run.

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**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.