

Gleneagle Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£425,000

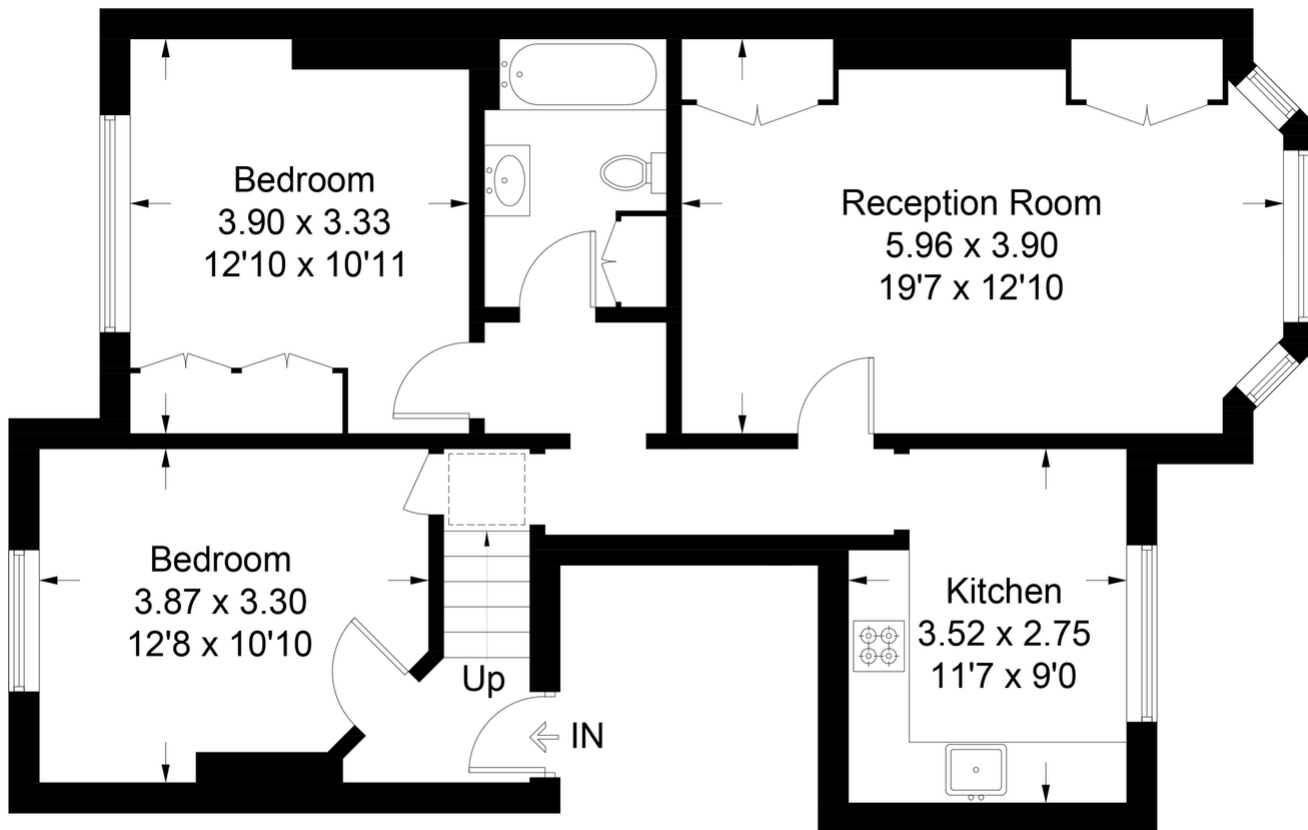
- Two bedrooms
- Conversion flat



An excellent two-bedroom conversion flat on this quiet street a short walk from Streatham and Streatham Common train stations. The flat, arranged over two levels, has a huge reception room, perfect for entertaining, with separate kitchen, bathroom and two spacious double bedrooms. To the rear is a private section of the garden and at the front is off-street parking. The flat is offered to the market chain free and benefits from close proximity to Tooting Bec Common and the excellent array of shops, bars and restaurants of Streatham High Road.

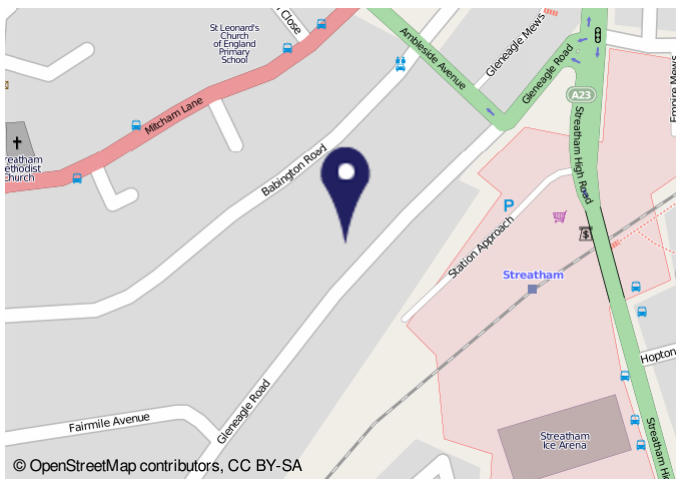
Gleneagle Road

Approximate Gross Internal Area = 72.9 sq m / 785 sq ft
 Reduced Headroom = 0.7 sq m / 8 sq ft
 Total = 73.6 sq m / 793 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID366292)



Energy Performance Certificate

Flat 2,
24, Gleneagle Road
LONDON, SW16 5AF

Dwelling type: 156-floor flat
 Date of assessment: 14 March 2008
 Date of certificate: 14 March 2008
 Reference number: 9348-5080-6277-4548-3000
 Total floor area: 64 m²

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 (CO₂) emissions.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| A | B | D | C |
| 75 | 75 | 57 | 72 |

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

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 306 kWh/m ² per year | 217 kWh/m ² per year |
| Carbon dioxide emissions | 3.5 tonnes per year | 2.3 tonnes per year |
| Lighting | £40 per year | £29 per year |
| Heating | £399 per year | £285 per year |
| Hot water | £91 per year | £66 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 service, 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.

Remember to look for the energy saving recommended tips 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 save energy and to find out about other options to make your home more energy-efficient, call 0800 912 912 or visit www.energyrating.gov.uk/ehp/home.

Page 1 of 2

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.