

Gleneldon Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £550,000

- Three bedrooms
- Ground floor conversion



A beautiful three bedroom ground floor conversion on this quiet section of street near Streatham station. The property has been extended at the rear to give wonderful kitchen / reception / dining space with loads of light and direct access to the private garden. The flat is beautifully presented throughout and well located for the amenities of streatham high road.

Gleneldon Road

Approximate Gross Internal Area Total = 94.9 sq m / 1021 sq ft

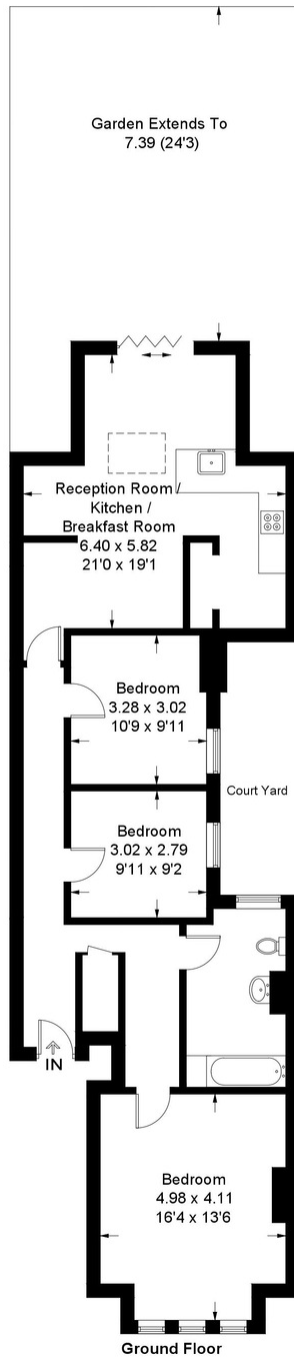
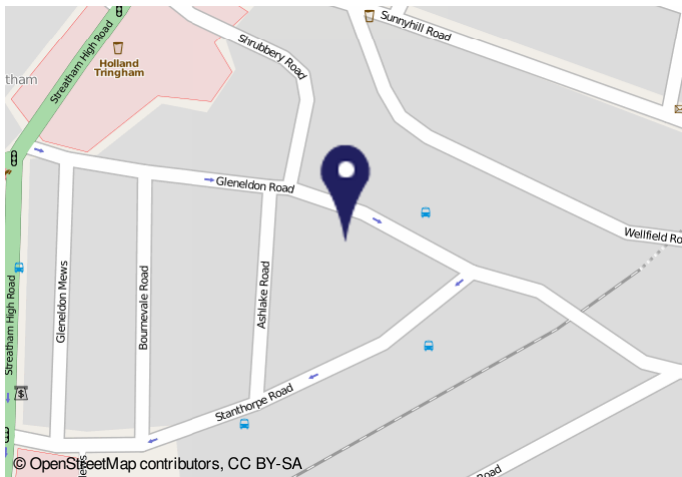


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID 368068)



Energy Performance Certificate

Ground Floor Flat
41 Gleneldon Road
LONDON
SW16 2BD

Dwelling type: Ground floor flat
Date of assessment: 04 March 2012
Date of certificate: 04 March 2012
Reference number: 8187-5049-929-1056-4723
Type of assessment: Full SAP, existing dwelling
Total floor area: 94 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	Possible	Current	Possible

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

	Current	Possible
Energy use	287 kWh/m ² per year	227 kWh/m ² per year
Carbon dioxide emissions	4.3 tonnes per year	4.3 tonnes per year
Lighting	£57 per year	£57 per year
Heating	£750 per year	£702 per year
Hot water	£702 per year	£702 per year

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.