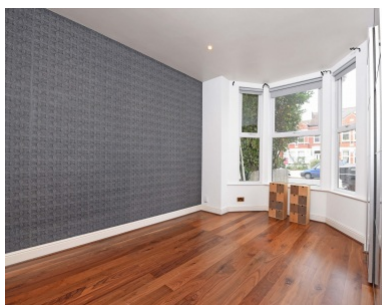


## Gleneagle Road, Streatham SW16

Borough: Lambeth

**£1,600 pcm**

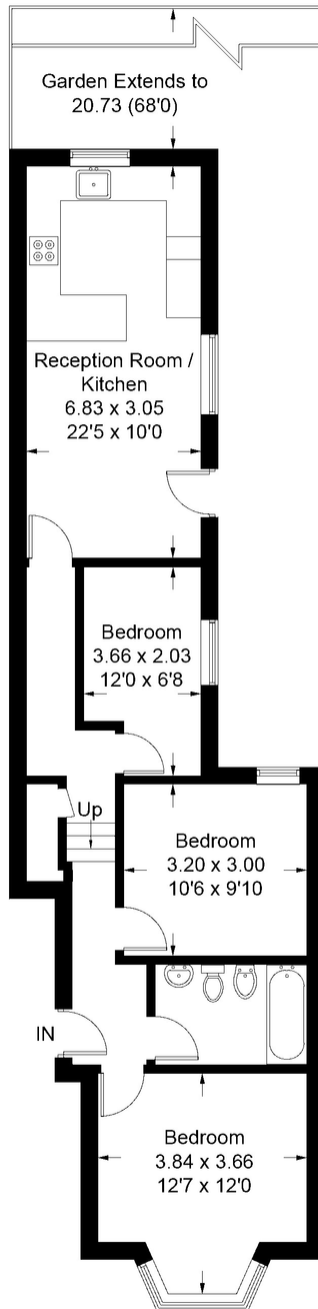
- Three bedrooms
- Wonderful private garden



Arranged over the ground floor of this lovely Victorian building, the flat is presented in excellent order and is offered to the market chain free. Gleneagle Rd offers easy access to the excellent shops, bars and restaurants of Streatham High Road as well as being in close proximity of Tooting Bec Common. Available soon, part-furnished.

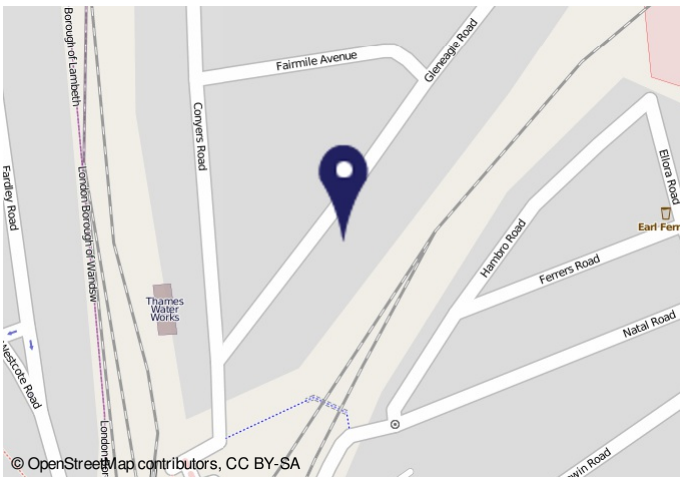
# Gleneagle Road

Approximate Gross Internal Area Total = 67.4 sq m / 725 sq ft



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2017 (ID382386)



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**Energy Performance Certificate**

Plot 1  
 85 Gleneagle Road,  
 LONDON, SW19 5LQ

Dwelling type: Ground-Floor Flat  
 Date of assessment: 02 March 2009  
 Date of certificate: 02 March 2009  
 Reference number: 0823-2862-6374-0001-2225  
 Total floor area: 75 sqm

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Target	Passes	Current	Target	Passes
A	B	11	B	C	11
B	C	10	C	D	10
C	D	9	D	E	9
D	E	8	E	F	8
E	F	7	F	G	7
F	G	6	G		6
G		5			5

**England & Wales** (2008-10) **England & Wales** (2008-10)

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the bill bills are likely to be.

The environmental impact rating is a measure of the home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of this home		
	Current	Potential
Energy use	214 kWh/m <sup>2</sup> per year	163 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.0 tonnes per year	1.6 tonnes per year
Lighting	£89 per year	£74 per year
Heating	£326 per year	£270 per year
Hot water	£26 per year	£21 per year

Based on standardised assumptions about occupancy, heating systems and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water in this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety expenses. 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 improve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given in EPC to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 545 614 or visit [www.openenergymonitoring.org.uk](http://www.openenergymonitoring.org.uk)

**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.