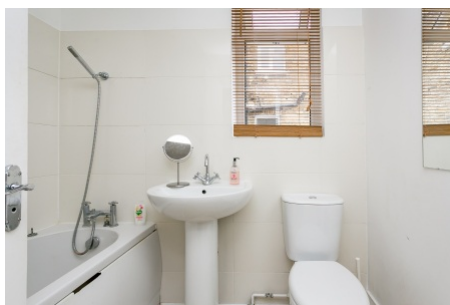


Gleneagle Road, Streatham SW16

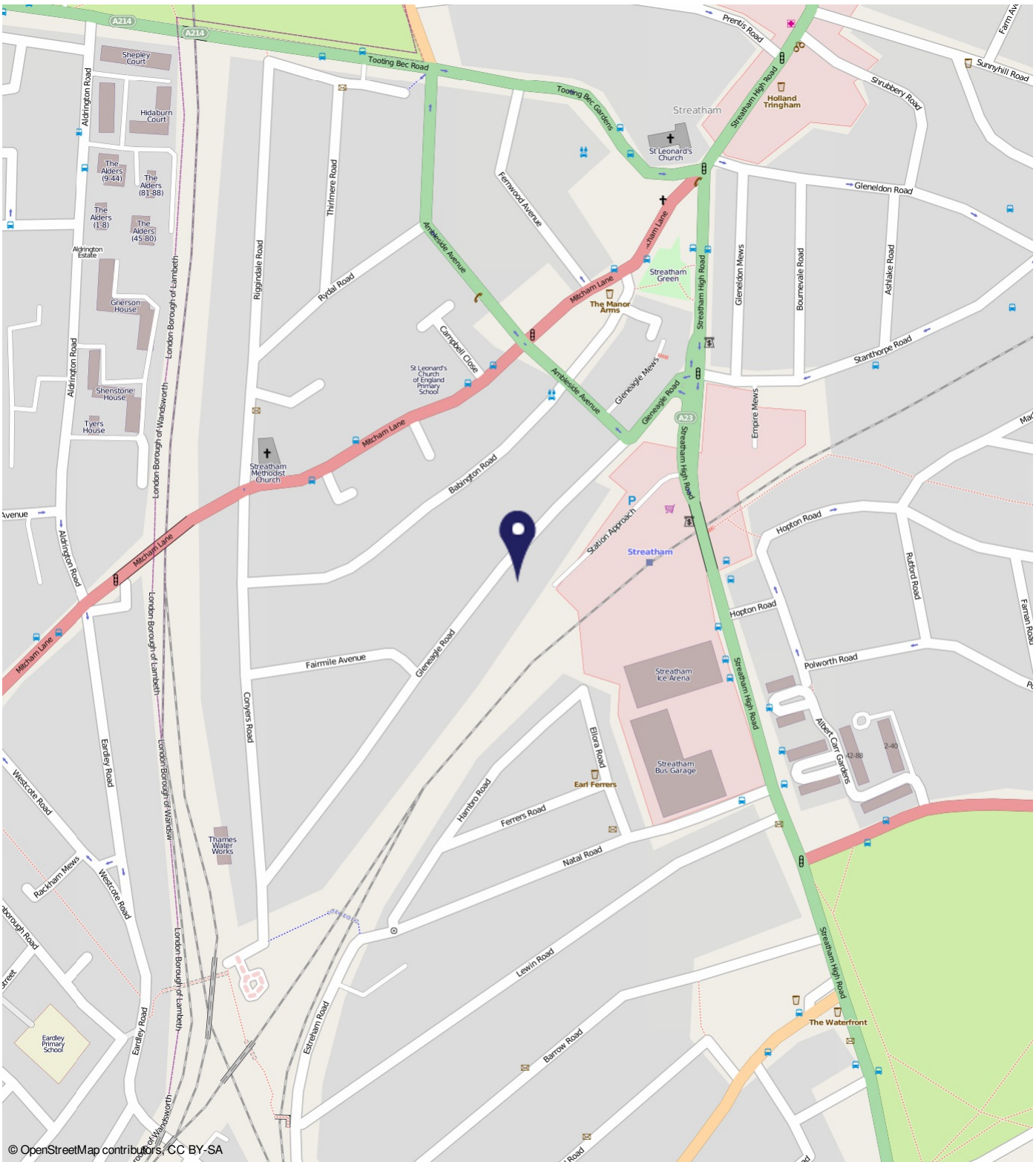
Borough: Lambeth

£975 pcm

- Studio flat
- First floor



A bright, first floor studio flat on Gleneagle Road. The property offers a large studio room, with bay window that overlooks the communal garden, a modern kitchen with appliances and a tiled bathroom. Gleneagle Road is within close proximity of Streatham BR and the amenities of Streatham High Road. Available now, furnished.



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Gleneagle Road, Streatham SW16

Distances

- To Streatham Rail Station 0.1 miles
- To Streatham Common Rail Station 0.5 miles
- To Streatham Hill Rail Station 0.9 miles
- To Norbury Rail Station 1 miles

Energy Performance Certificate

Flat 3, 53 Gleneagle Road, LONDON, SW16 6AY
 Dwelling type: Mid-floor flat
 Date of assessment: 24 February 2016
 Date of certificate: 24 February 2016
 Reference number: 8366-6623-5160-8074-9926
 Type of assessment: RPSAP, existing dwelling
 Total floor area: 24 m²

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:	£ 1,155
Over 3 years you could save	£ 366

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 60 over 3 years	£ 60 over 3 years
Heating	£ 885 over 3 years	£ 516 over 3 years
Hot Water	£ 210 over 3 years	£ 213 over 3 years
Total	£ 1,155	£ 789

Energy Efficiency Rating

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 includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Very energy efficient	Least energy efficient
A	G

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 to save energy 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
1 Internal or external wall insulation	£4,000 - £14,000	£ 318
2 Heating controls (thermostats and TRVs)	£200 - £450	£ 48

For more information on the Government's Energy Efficiency Grants (EAG) scheme, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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.