

Gleneagle Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£425,000

- Two bedrooms
- Large reception with bay window



A lovely two bedroom ground floor period conversion boasting a large reception with bay window and separate kitchen. The property benefits from off street parking to the front and a private 60 foot garden to the rear. This home has some original period features and stripped wooden floor boards. Gleneagle Road is conveniently located just off Streatham High Road and benefits from both Streatham and Streatham Common stations giving direct access in to the City, Victoria Station and Clapham Junction. Both Tooting Bec Common and Streatham Common are in close proximity. Numerous bus routes line the high street allowing access to Brixton and Central London.

Gleneagle Road, SW16

Approximate Gross Internal Area Total = 62.4 sq m / 672 sq ft

Cellar = 8.6 sq m / 92 sq ft

Total = 71 sq m / 764 sq ft

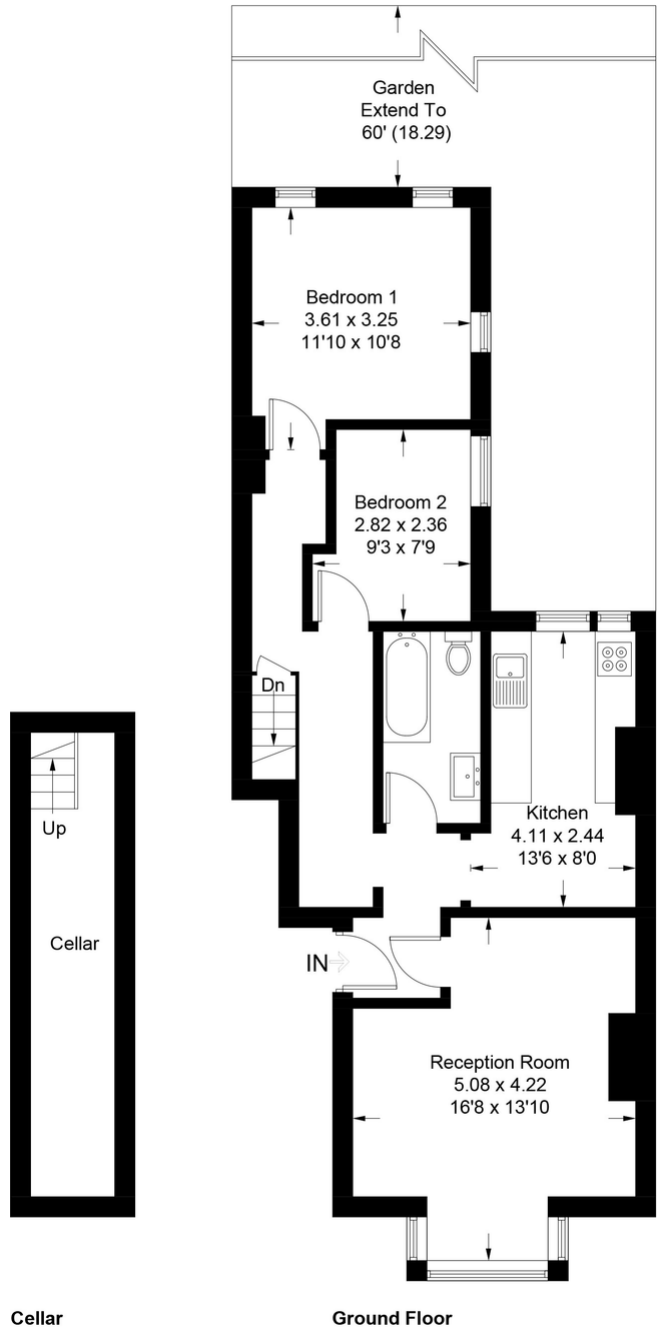
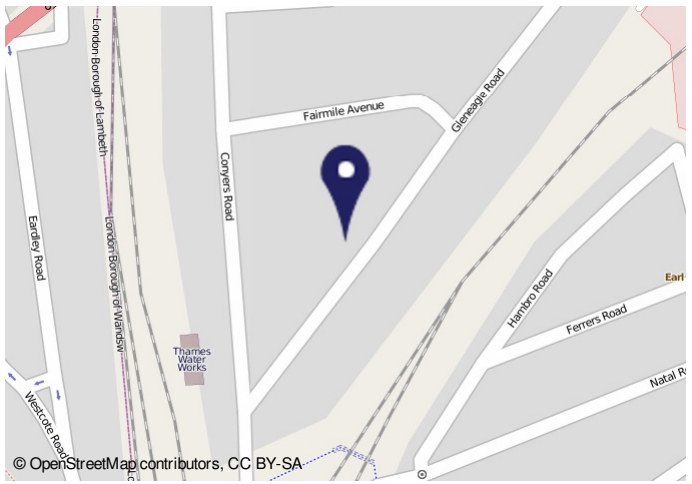


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID423675)



Energy Performance Certificate HM Government

Flat 1, 128 Gleneagle Road, LONDON, SW16 6BA
 Dwelling type: Ground-floor flat
 Date of assessment: 06 November 2012
 Date of certificate: 07 November 2012
 Reference number: 9851-2836-7485-8002-3111
 Type of assessment: RdSAP existing dwelling
 Total floor area: 64 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 installing improvement measures

Estimated energy costs of dwelling for 3 years:	Current costs	Potential costs
Over 3 years you could save	£ 2,541	£ 1,242

Estimated energy costs of this home

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 189 over 3 years	£ 107 over 3 years	You could save £ 1,242 over 3 years
Heating	£ 2,082 over 3 years	£ 948 over 3 years	
Hot Water	£ 270 over 3 years	£ 234 over 3 years	
Total	£ 2,541	£ 1,289	

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 shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 603
2 Floor insulation	£600 - £1,200	£ 243
3 Draught proofing	£50 - £120	£ 48

See page 3 for a full list of recommendations for this property.

To find out more about the recommendations and other actions you could take to save money visit www.gov.uk/energy-efficiency or call 0800 123 1234 (not available at night). The Green Deal may enable you to finance your home warmer and cheaper at first.

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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.