

## Gleneldon Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

### Offers in excess of £550,000

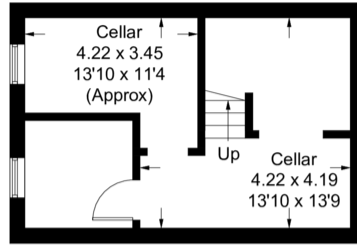
- A wonderful three bedroom garden conversion
- Period features and a very large garden



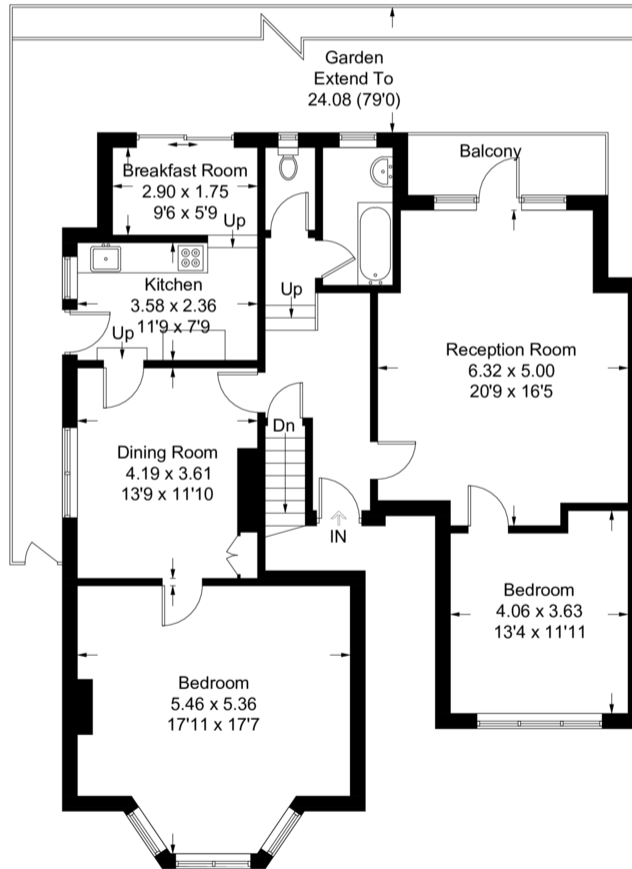
A wonderful three bedroom garden conversion occupying the entire ground floor of this huge double fronted period property. The flat requires refurbishment but has wonderfully spacious rooms, period features and a very large garden. Gleneldon Road is a short walk from Streatham station and the excellent array of shops, bars and restaurants of Streatham High Road.

# Gleneldon Road

Approximate Gross Internal Area = 142.6 sq m / 1535 sq ft

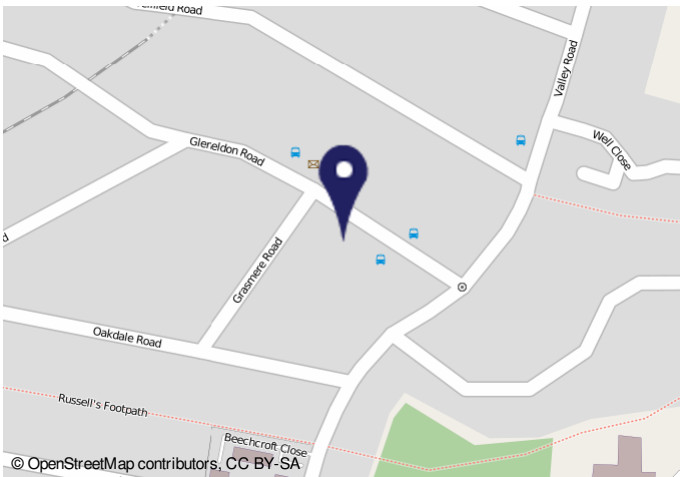


**Cellar**  
Sq ft 294



**Ground Floor**  
Sq ft 1241

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID451924)



**Energy Performance Certificate**

100, Gleneldon Road  
CHORLEY  
PR76 2BZ

Dwelling type: Ground floor flat  
Date of assessment: 10 March 2011  
Date of certificate: 10 March 2011  
Reference number: 06813440-0376-0499-7675  
Type of assessment: RPAAP - existing dwelling  
Total floor area: 1241 m<sup>2</sup>

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	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Energy Efficiency Rating	D	C	Environmental Impact (CO <sub>2</sub> ) Rating	4	3

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	411.8 kWh/m <sup>2</sup> per year	407 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	8.7 tonnes per year	8.6 tonnes per year
Lighting	£38 per year	£73 per year
Heating	£1409 per year	£115 per year
Hot water	£125 per year	£125 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes. Consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc. nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential energy class use the recommended measures.

Remember to look for the energy saving recommended tags when buying energy efficient products. It's a simple and easy way to identify the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

**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.