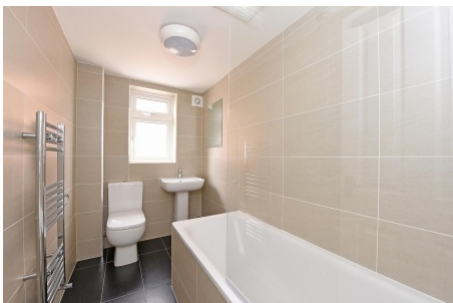


Gleneldon Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£359,950

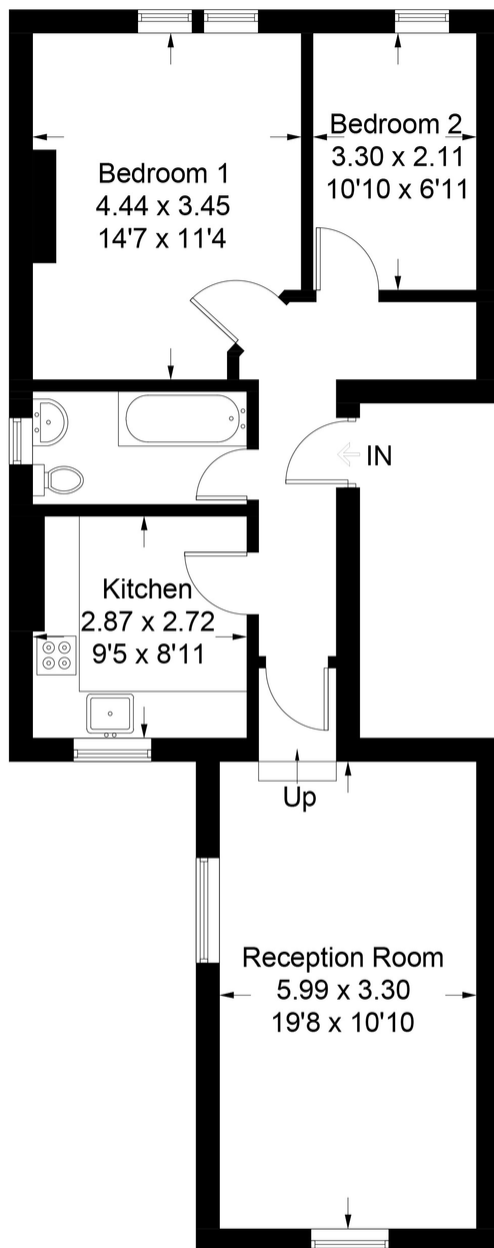
- Two bedroom conversion
- Newly refurbished



A smart, newly refurbished two bedroom first floor flat in an attractive converted period house. The flat is bright and newly decorated with modern kitchen and bathroom. There is a private section of rear garden and no ongoing chain. Both Streatham and Streatham common stations are close by giving alternative routes into the city and a host of amenities including the leisure centre, two large supermarkets, the common and a choice of gastro pubs. Lease 125 years from 24.6.2012

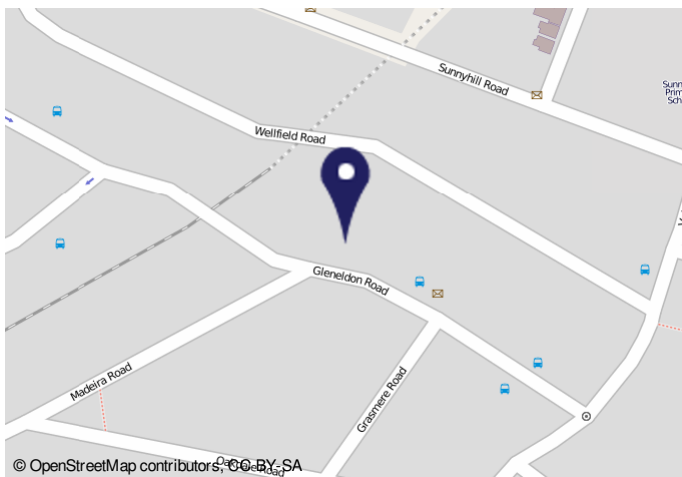
Gleneldon Road

Approximate Gross Internal Area Total = 63.7 sq m / 686 sq ft



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID472307)



Energy Performance Certificate

1426 Gleneldon Road
LONDON
SW19 2SD

Dwelling type: Mid floor flat
Date of assessment: 10 April 2010
Date of certificate: 08 May 2010
Reference number: 8475426-7340-7481-8502
Type of assessment: RPE/EP- existing dwelling
Total floor area: 62 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	Potential	Current	Potential
A	B	D	C
B	C	E	D
C	D	F	E
D	E	G	F
E	F		G
F	G		
G			

England & Wales 2009-10-01 2009-10-01

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

	Current	Potential
Energy use	25.4 kWh/m ² per year	20.7 kWh/m ² per year
Carbon dioxide emissions	2.8 tonnes per year	2.3 tonnes per year
Lighting	£64 per year	£52 per year
Heating	£462 per year	£352 per year
Hot water	£102 per year	£83 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 heating conditions (heating periods, room temperature, 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 services, 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 rating please see the recommended measures.

It is quick and easy 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 financing your desired energy improvements.

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.