

Gleneldon Road, Streatham SW16

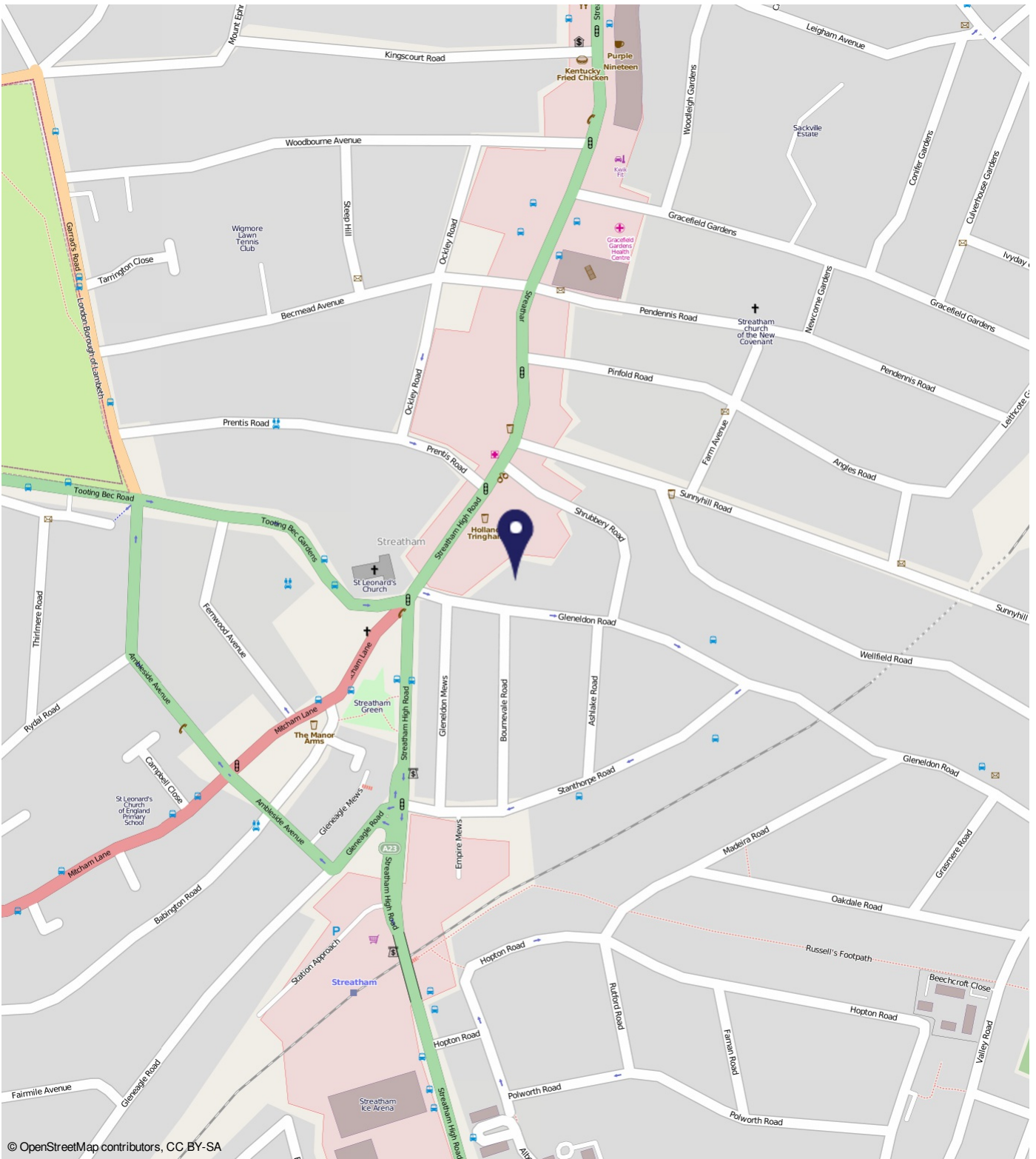
Borough: Lambeth

£1,000 pcm

- Large studio flat
- Fitted Kitchen



A newly redecorated and spacious studio flat located on Gleneldon Road. The property comprises; open-plan kitchen/ living room with white goods, smart shower room and mezzanine level ideal for a separate sleeping area. The high road is within close proximity with shops, bars, restaurants and Streatham BR. Available mid-October. Minimum term: 12 months. Unfurnished.



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Distances

- To Streatham Rail Station 0.3 miles
- To Streatham Hill Rail Station 0.6 miles
- To Streatham Common Rail Station 0.8 miles

Energy Performance Certificate HM Government

17C Gleneldon Road, SW16 2AX, SW16 2AX

Dwelling type: Mid-floor flat	Reference number: 9616-2001-7211-6658-4960
Date of assessment: 19 September 2018	Type of assessment: RdSAP existing dwelling
Date of certificate: 20 September 2018	Total floor area: 26 m ²

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:	£ 6,077
Over 3 years you could save:	£ 363

Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 136 over 3 years	£ 66 over 3 years
Heating	£ 747 over 3 years	£ 447 over 3 years
Hot Water	£ 192 over 3 years	£ 98 over 3 years
Total	£ 1,075	£ 611

You could save **£ 363** over 3 years

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

Energy Efficiency Rating	
Current	Potential
D	C

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.

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	£ 250
2 Low energy lighting for all fixed outlets	£25	£ 63
3 Replace single glazed windows with low-E double glazed windows	£3,300 - £5,500	£ 105

This EPC does not cover the measurement of the air tightness of your property. For more information visit www.gov.uk/energy-grants-calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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 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.