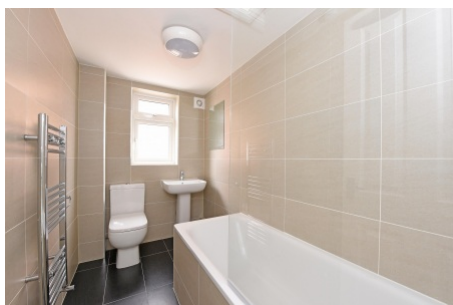


## Gleneldon Road, Streatham SW16

Borough: Lambeth

**£1,300 pcm**

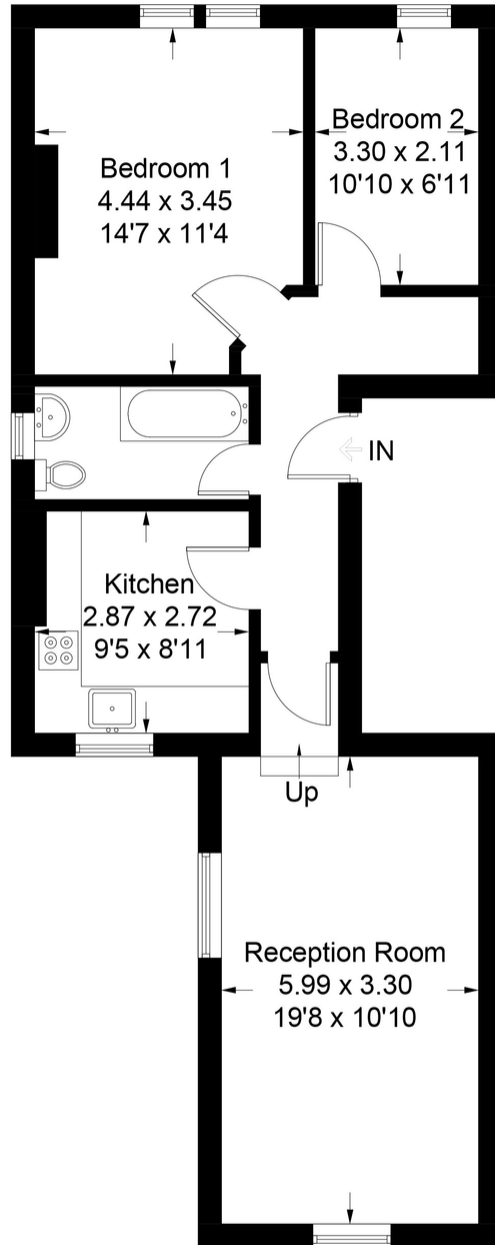
- Two bedroom conversion
- Newly refurbished



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

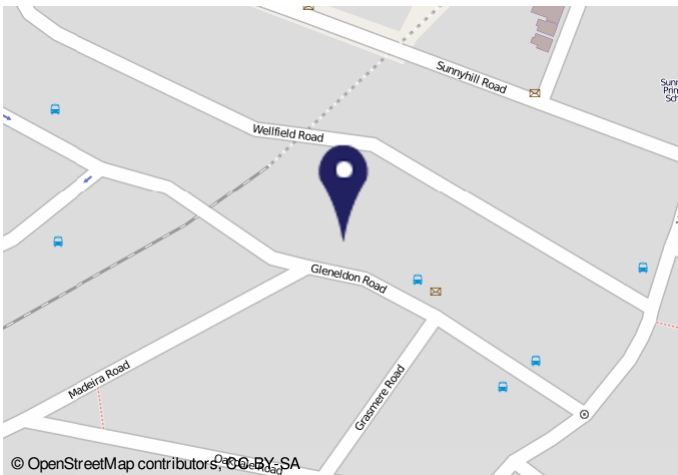
# Gleneldon Road

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**

143b Gleneldon Road, LONDON, SW16 2BQ  
 Dwelling type: Mid-floor flat  
 Date of assessment: 13 September 2018  
 Date of certificate: 19 September 2018

Reference number: 0777-2647-6814-6666-5601  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 72 m<sup>2</sup>

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:** **£ 1,386**  
**Over 3 years you could save** **£ 297**

Estimated energy costs of this home		Potential costs		Potential future savings
	Current costs		Potential costs	
Lighting	£ 165 over 3 years	£ 165 over 3 years	£ 165 over 3 years	You could save <b>£ 297</b> over 3 years
Heating	£ 987 over 3 years	£ 680 over 3 years	£ 680 over 3 years	
Hot Water	£ 234 over 3 years	£ 234 over 3 years	£ 234 over 3 years	
<b>Total</b>	<b>£ 1,386</b>	<b>£ 1,079</b>	<b>£ 1,079</b>	

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 heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Energy Efficiency Rating	Current	Potential
Very poor		
Poor		
Below average		
Average		
Good		
Very good		
Excellent		

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 recommended measures 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	£ 297

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 123 1234 (standard national rate). The Green Deal may enable you to finance your home energy and insulation upgrades.

Page 1 of 4

**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.