

## Gleneldon Road, Streatham SW16

Borough: Lambeth

**£1,350 pcm**

- One Double bedroom
- Separate kitchen

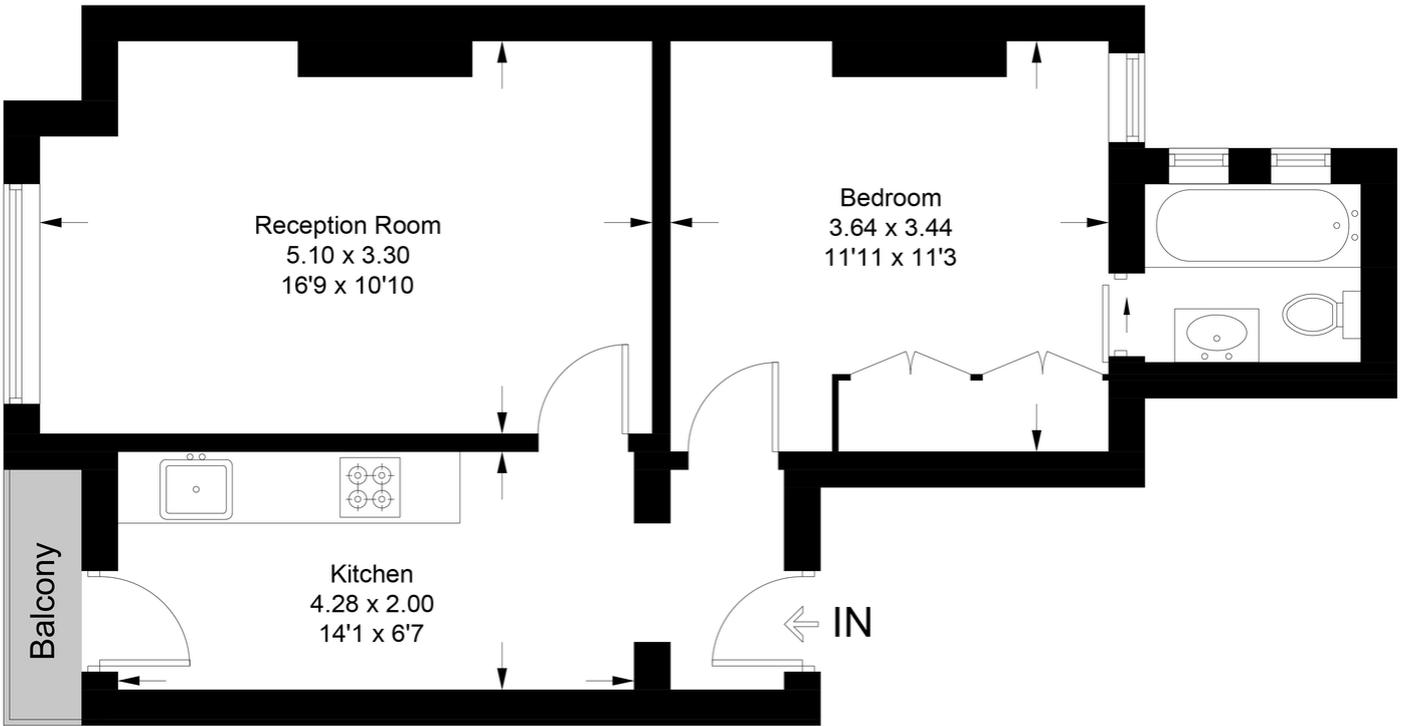


A lovely, bright one double bedroom flat situated on Gleneldon Road. This first floor apartment comprises of a spacious reception room, separate kitchen, double bedroom and en-suite bathroom. Additional benefits include a private balcony. The property is located within close proximity to Streatham BR, local amenities and Streatham Common. Available from 19th December, furnished.

Rent (£1,350pcm), 5 week security Deposit (£1,555.00), 12 month tenancy. Council tax band C, Lambeth.

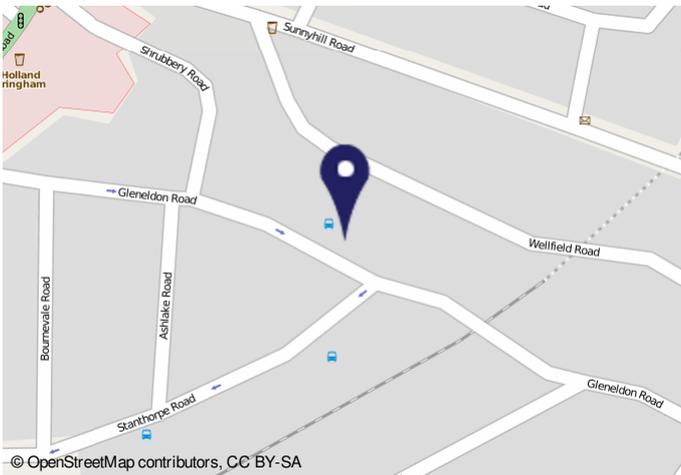
# Gleneldon Road

Approximate Gross Internal Area  
44.6 sq m / 480 sq ft



## First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID563525)



**Energy Performance Certificate**

95, Gleneldon Road, LONDON, SW16 2BH  
 Dwelling type: Top-floor flat  
 Date of assessment: 01 July 2013  
 Date of certificate: 01 July 2013  
 Reference number: 0458-9022-4213-0477-1980  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 44 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:**

Current costs	£ 1,662
Over 3 years you could save	£ 111

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 84 over 3 years	£ 84 over 3 years	
Heating	£ 1,368 over 3 years	£ 1,257 over 3 years	
Hot Water	£ 210 over 3 years	£ 210 over 3 years	
<b>Total</b>	<b>£ 1,662</b>	<b>£ 1,551</b>	<b>You could save £ 111 over 3 years</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and it 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**

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 65). The EPC rating given 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	£ 30
2 Draught proofing	£80 - £120	£ 32

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergytips.org](http://www.simpleenergytips.org) or call freephone 0800 444022. The 'Green Deal' may enable you to make a good home warmer and cheaper to run.

**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.