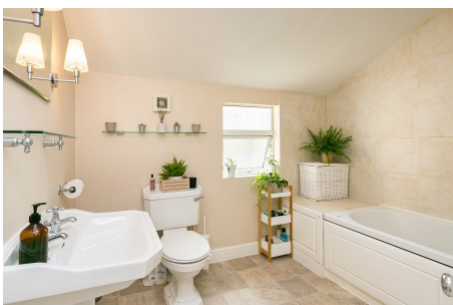


Gleneagle Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£325,000

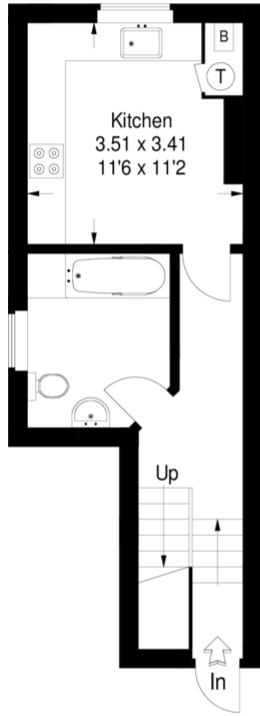
- Huge Victorian conversion
- Approx 743 sq ft



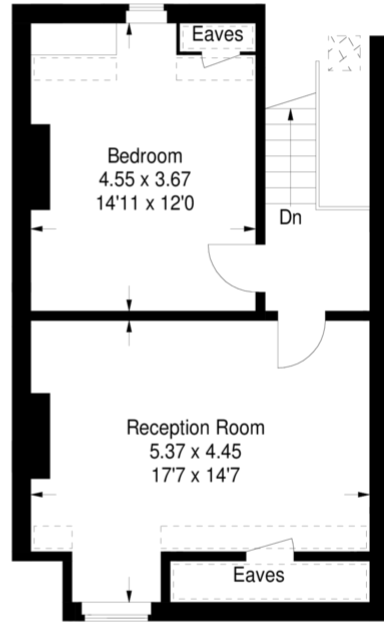
An absolutely splendid split-level one bedroom conversion flat in this handsome Victorian building. The property is beautifully presented with lovely original floorboards and other period features throughout. The accommodation comprises kitchen-diner, large separate reception, spacious and bright bedroom and contemporary bathroom. There is also a wealth of storage space in the form of built-in cupboards. Gleneagle Road is brilliantly located for access to Streatham station and the excellent amenities of the High Road.

Gleneagle Road

Approximate Gross Internal Area
 (Excluding Reduced Headroom / Eaves)
 65 sq m / 700 sq ft
 Reduced Headroom / Eaves = 4 q m / 43 sq ft
 Total = 69 sq m / 743 sq ft



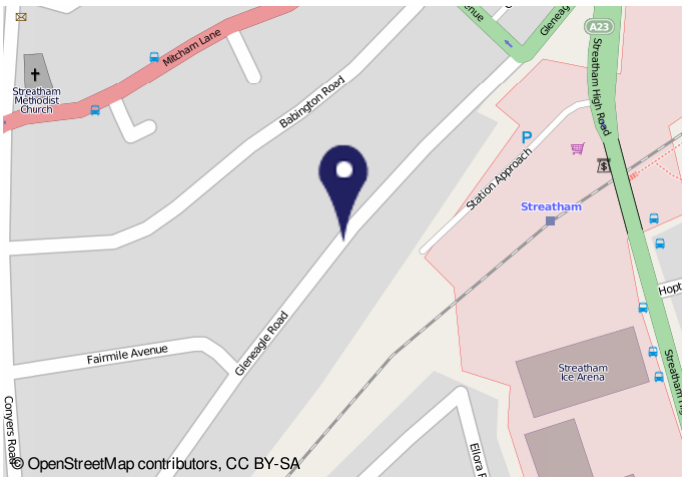
Second Floor



Third Floor

= Reduced headroom below 1.5 m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows & door openings are approximate. Whilst every care is taken in the preparation of
 this plan, please check all dimensions, shapes & compass bearings before making any
 decisions reliant upon them. (ID110429)



Energy Performance Certificate

Flat 3, 41 Gleneagle Road
 LONDON, SW15 6AY

Dwelling type: Top floor flat
 Date of measurement: 12 July 2009
 Date of certificate: 12 July 2009
 Reference number: 5708-6042-6243-6241-7000
 Total floor area: 68 m²

This home's performance is rated in terms of 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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
A			A		
B			B		
C			C		
D			D		
E			E		
F			F		
G			G		

England & Wales (12/07/2009) (EPC)

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales (12/07/2009) (EPC)

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	326 kWh/m ² per year	238 kWh/m ² per year
Carbon dioxide emissions	3.3 tonnes per year	2.3 tonnes per year
Lighting	£92 per year	£32 per year
Heating	£428 per year	£336 per year
Hot water	£122 per year	£39 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

This EPC and recommendations report may be used in the Energy Saving Trust to provide you with information regarding your dwelling's energy performance.
 For advice on how to use this information to help you make decisions on how to improve your home's energy efficiency, call 0800 912 012 or visit www.energy-saving-trust.org.uk/enf006

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.