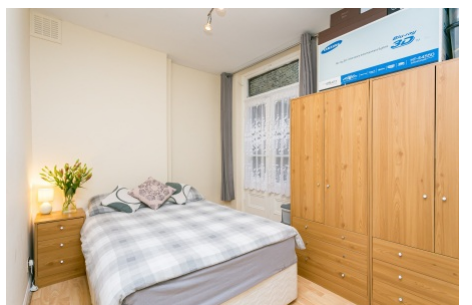
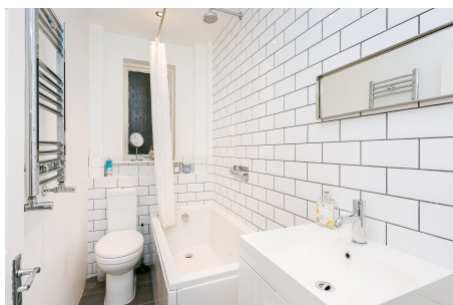


Gleneagle Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£260,000

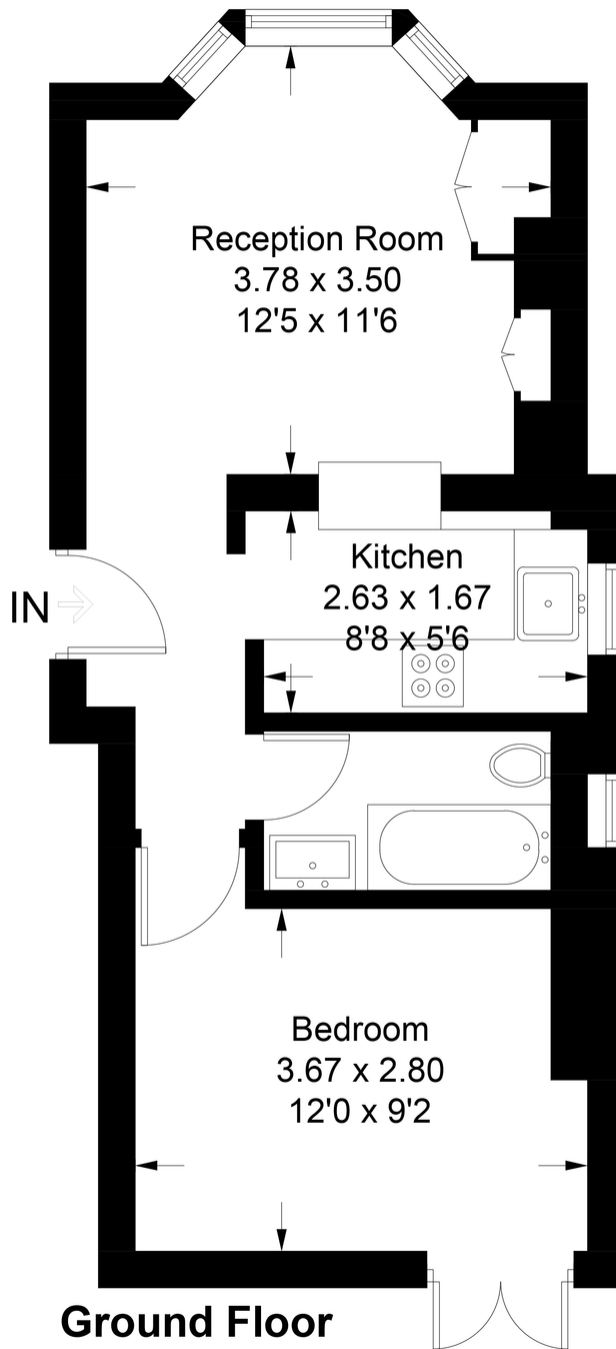
- One bedroom flat
- Well presented



A lovely one bedroom period conversion only a short walk from Streatham station. The flat is presented in good decorative order with charm and character. It is available with no ongoing chain and is in a great location for access to the high road shops, bars and restaurants including M&S foodhall and Streatham Station on the Thames link service. Many bus routes are on the high road giving alternative routes into the city.

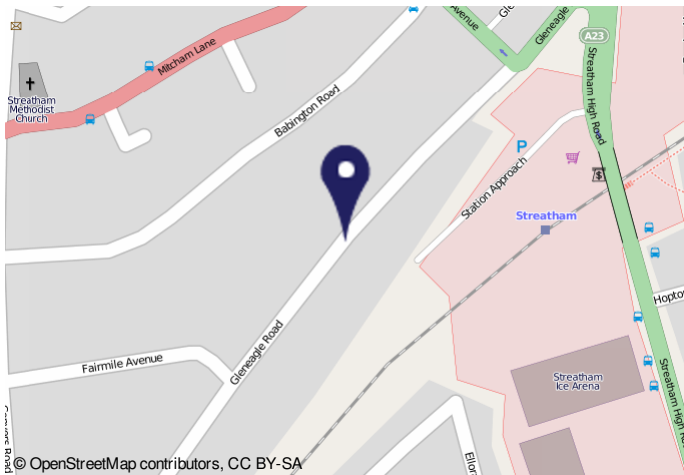
Gleneagle Road

Approximate Gross Internal Area = 36.5 sq m / 393 sq ft



Ground 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. (ID632338)



Energy Performance Certificate

Flat 1, 42 Gleneagle Road, LONDON, SW16 6AF
 Dwelling type: Ground-floor flat
 Date of assessment: 01 March 2013
 Date of certificate: 02 March 2013

Reference number: 8208-0890-0529-3507-0773
 Type of assessment: RdSAP existing dwelling
 Total floor area: 34 sqm

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	Potential costs
Over 3 years you could save	£ 1,896	£ 945

Estimated energy costs of this home	Current costs	Potential costs
Lighting	£ 135 over 3 years	£ 66 over 3 years
Heating	£ 1,560 over 3 years	£ 702 over 3 years
Hot Water	£ 201 over 3 years	£ 135 over 3 years
Total	£ 1,896	£ 903

Energy Efficiency Rating

Current: E Potential: 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 in page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 487	Yes
2 Floor insulation	£800 - £1,200	£ 138	Yes
3 Draught proofing	£50 - £120	£ 24	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/energy or call 0800 123 1234 (textphone 0800 1234567). The Green Deal may allow you to make your home warmer and cheaper to run at no upfront cost.

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.