

Gleneagle Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

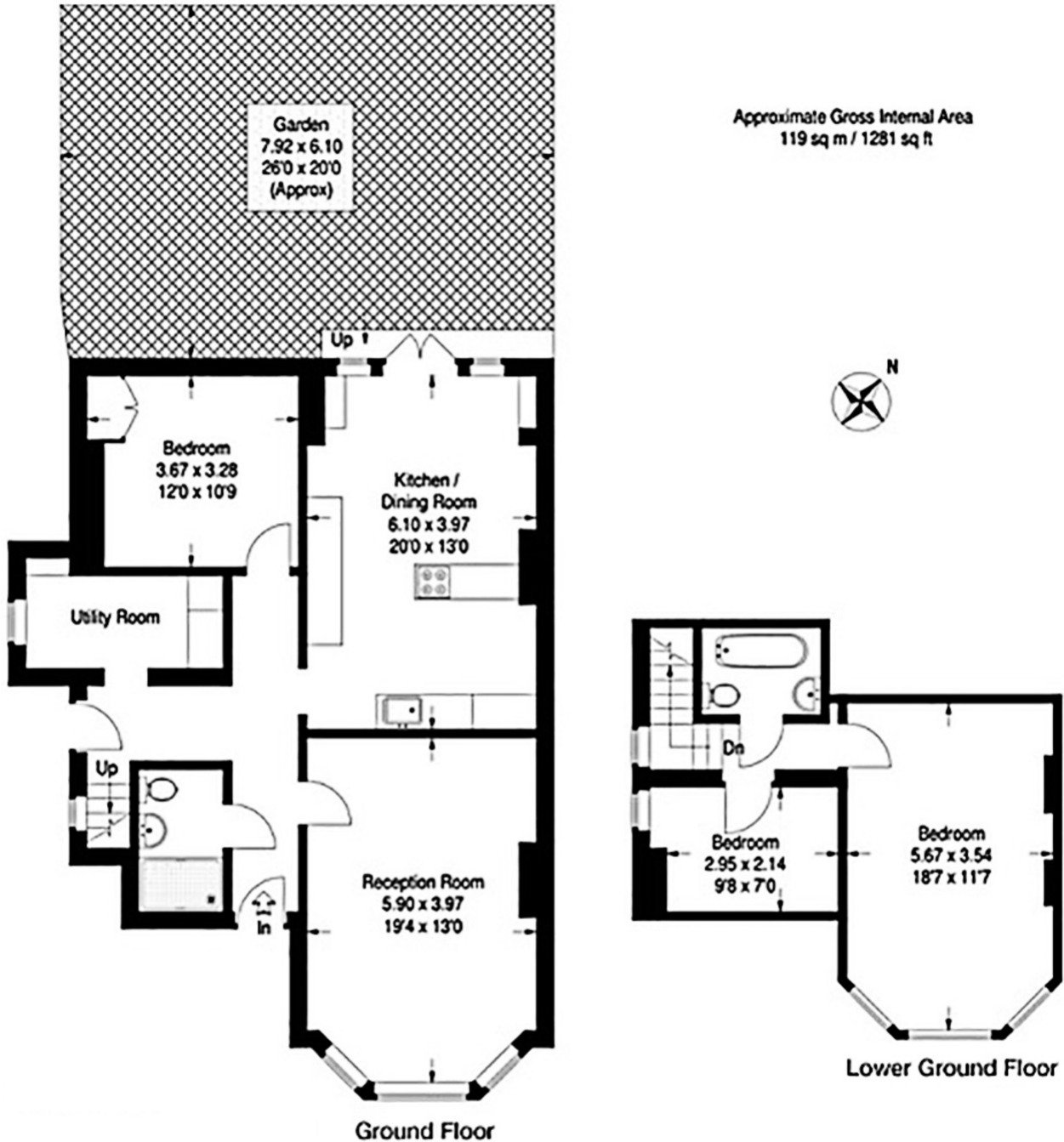
£600,000

- Three bedrooms
- Two bathrooms

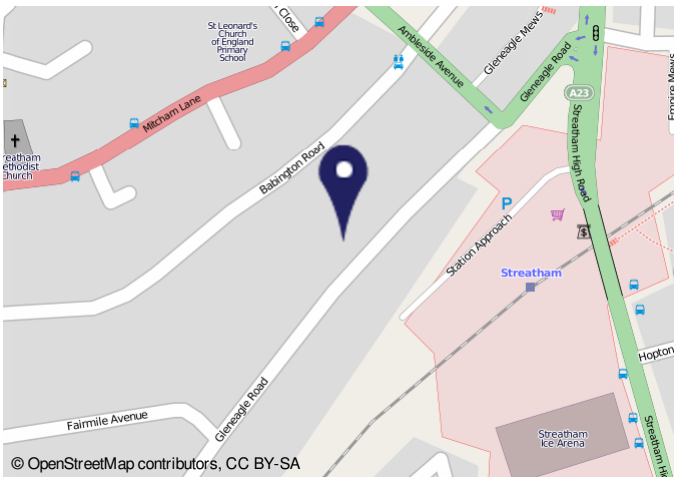


An exceptionally large property measuring over 1200 square feet and benefiting from a private street entrance and large private garden. The beautifully presented accommodation is arranged over two floors and includes a huge reception room and large kitchen-diner overlooking the garden, three bedrooms and two bathrooms, plus further storage space. Gleneagle Road is well located for access to both Streatham and Streatham Common stations and has a choice of shops and bars nearby.

Gleneagle Road



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. (ID43448)



Energy Performance Certificate		
<p>Plot 1, 34 Gleneagle Road, LONDON, SW18 6AF</p> <p>Dwelling type: Ground floor terrace Date of assessment: 10 December 2012 Date of certificate: 12 December 2012</p> <p>Use this document to:</p> <ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by making improvement measures 		
<p>Estimated energy costs of dwelling for 3 years:</p> <p>Over 3 years you could save</p>		<p>£ 3,651</p> <p>£ 1,542</p>
<p>Estimated energy costs of this home</p>		
Lighting	Current costs: £ 315 over 3 years	Potential costs: £ 160 over 3 years
Heating	£ 3,054 over 3 years	£ 1,644 over 3 years
Hot Water	£ 282 over 3 years	£ 205 over 3 years
	Total: £ 3,651	£ 3,009
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water and do not include energy used by individual households. This includes energy used for heating appliances like TVs, computers and cookers, and electricity generated by microgeneration.</p>		
<p>Energy Efficiency Rating</p> <p>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 apparent assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>		
<p>Top actions you can take to save money and make your home more efficient</p>		
Recommended measure	Indicative cost	Typical savings over 3 years
1. Internal or external wall insulation	£4,000 - £14,000	£ 524
2. Floor insulation	£800 - £1,200	£ 321
3. Low energy lighting for all fixed outlets	£55	£ 114

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.