

## Gleneldon Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£450,000**

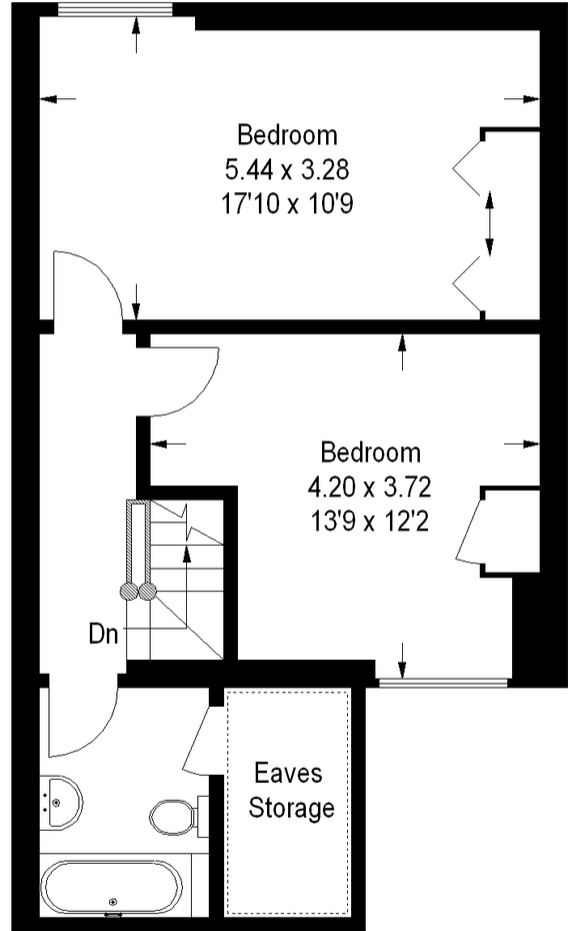
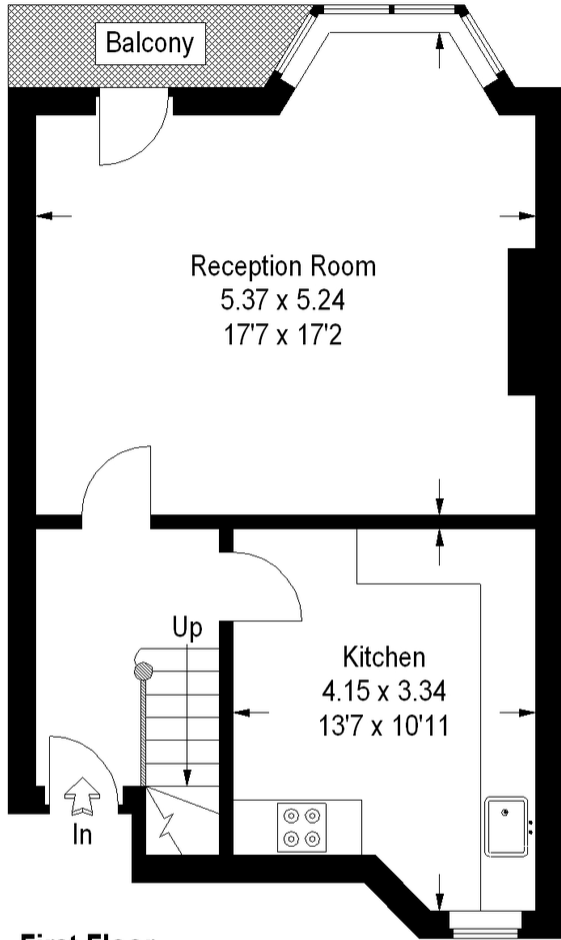
- Spacious split-level flat Nearly 1000 sq ft
- Shared freehold



A particularly large first and second floor converted flat. The accommodation features two large double bedrooms and bathroom on the second floor and a really big reception room with adjoining balcony and kitchen/dining room on the first floor. The high ceilings and large rooms make this a very spacious flat. There is a choice of transport from a number of bus routes on the High Road or Streatham mainline railway station which is on the Thameslink service to London Bridge.

# Gleneldon Road

Approximate Gross Internal Area :- 89 sq m / 958 sq ft  
 Eaves Storage / Reduced Headroom :- 3 sq m / 32 sq ft  
 Total :- 92 sq m / 990 sq ft

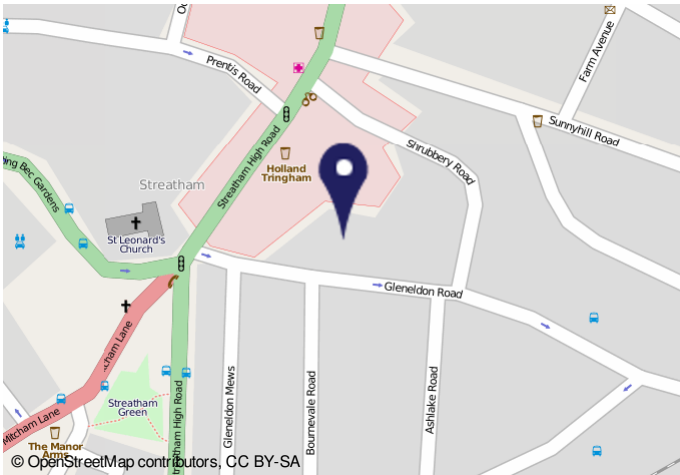


= Reduced headroom below 1.5 m / 5'0

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. (ID13440)



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower energy costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E	58	E	55
F		F	
G		G	
Not energy efficient - higher energy costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

**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.