

Gleneagle Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£475,000

- Smart period conversion
- Very large private garden



A very spacious and bright two bedroom flat on the ground floor of this handsome Victorian building. The flat comes with a very large private garden, large reception with feature bay window and is sold with no onward chain. Gleneagle Road is great for access to both Streatham and Streatham Common stations, with the open spaces of Tooting Bec and Streatham Commons nearby as well as a wealth of shops, bars and restaurants. The flat also comes with a share in the freehold.

Gleneagle Road

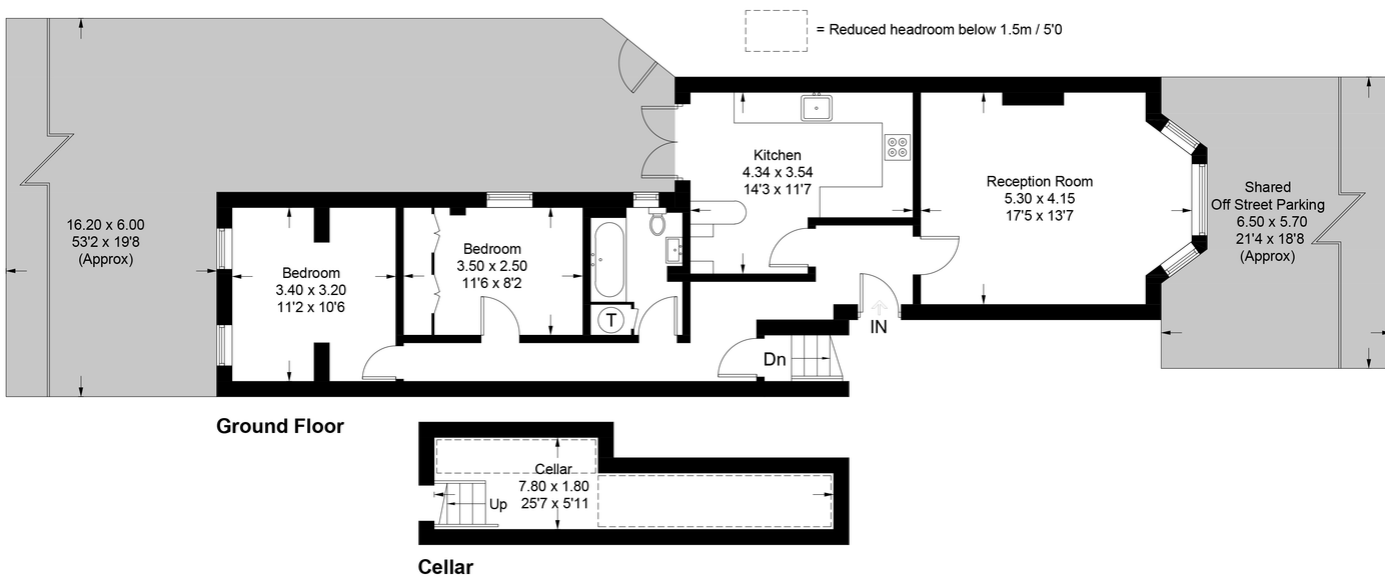
Approximate Gross Internal Area = 74.1 sq m / 798 sq ft

Cellar = 3.5 sq m / 38 sq ft

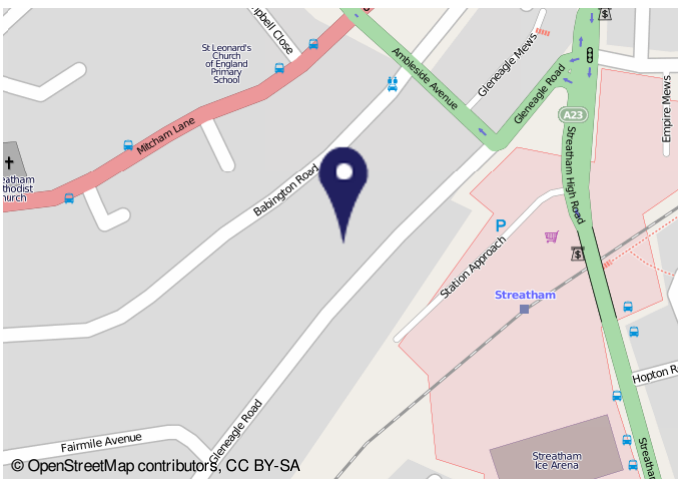
(Excluding Reduced Headroom)

Reduced Headroom = 7.3 sq m / 78 sq ft

Total = 84.9 sq m / 914 sq ft



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. (ID727531)



Energy performance certificate (EPC)

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14 Gleneagle Road
Liphook, Hampshire
GU30 1AF

Energy rating: **D**

Valid until 9 September 2025

Certificate number: 9410-6000-7241-3480-9919

Property type
Ground-floor flat

Total floor area
80 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the conditions and exemptions that apply when you have a property with a poor energy rating here: [Landlords and energy ratings](#)

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be C.
[See how to improve this property's energy performance.](#)

You find energy certificate digital certificates you should register with: [GO.UK](#)

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.