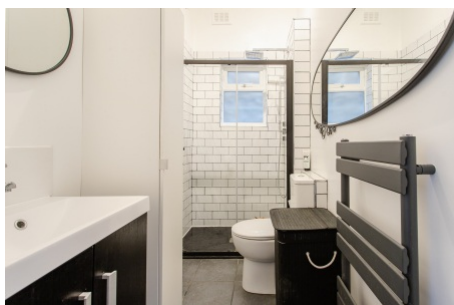


## Gleneagle Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£325,000**

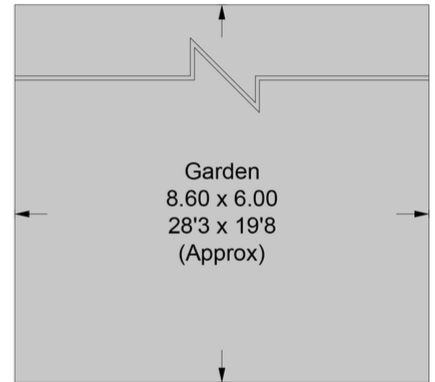
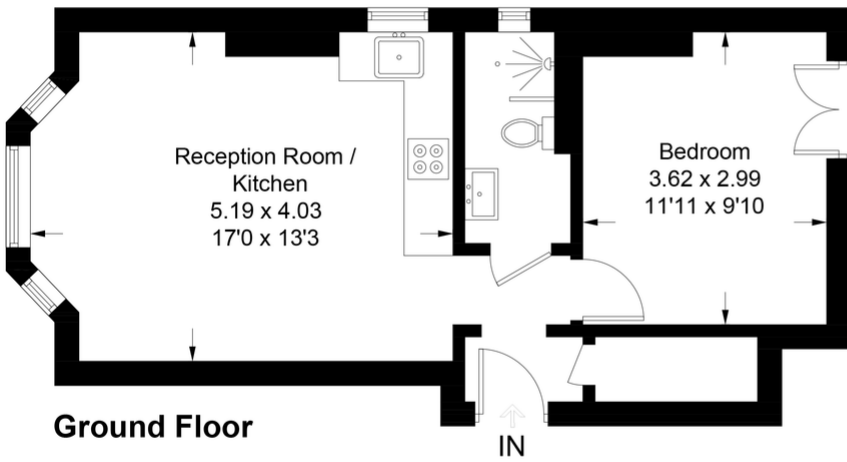
- Delightful one bedroom garden flat
- High ceilings and original features



A very attractive one bedroom flat with lovely open plan kitchen reception room, ornate moulded corning and a large bay window. There is a smart modern shower room and the pretty double bedroom has a door on to a well kept private garden at the end of the passageway. As well as Streatham Station being nearby there are many bus services on the high road into the city. Streatham Common and large supermarkets are also close at hand.

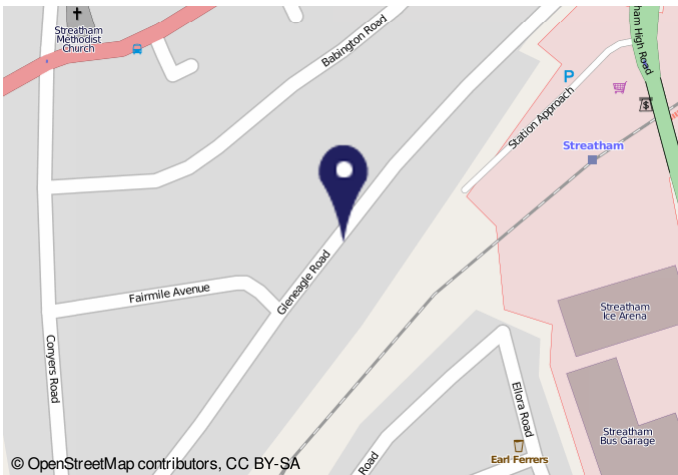
# Gleneagle Road

Approximate Gross Internal Area = 40.3 sq m / 434 sq ft



(Not Shown In Actual Location / Orientation)

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. (ID743803)



326221 Energy performance certificate (EPC) - Flat at energy website - GOV.UK

### Energy performance certificate (EPC)

FLAT 1 #1 GLENEAGLE ROAD STREATHAM LINCOLN LN11 8JY	<b>Energy rating</b> <b>D</b>
Valid until 26 March 2021	Certificate number 2579-2680-8287-0210-0004

**Property type**  
Ground-floor flat

**Total floor area**  
37 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 on exemptions on the website and on exemptions on the website.

**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.](#)

View this energy certificate digital certificate on gov.uk energy website 2579-2680-8287-0210-0004

**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.