

## Gleneagle Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£375,000**

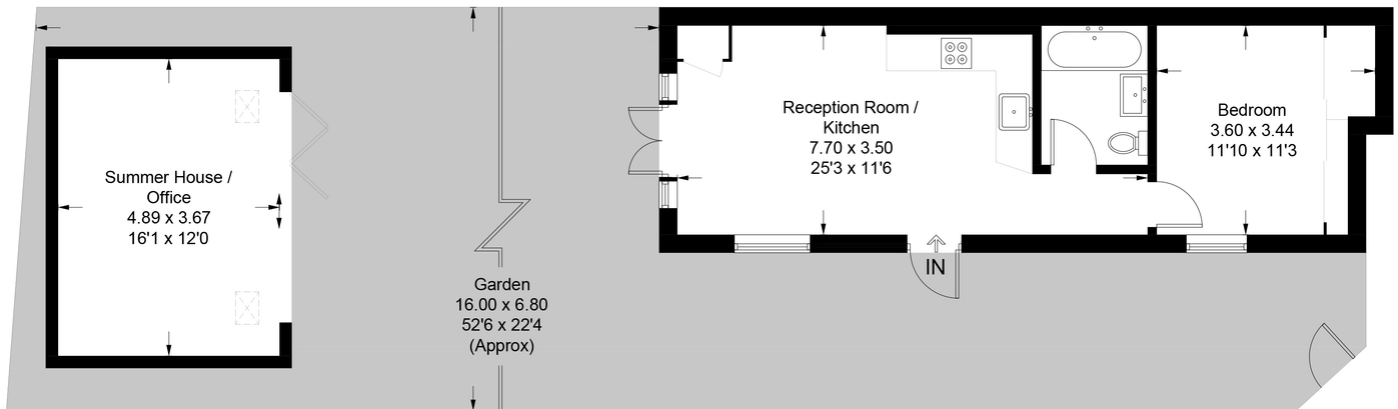
- Large private garden
- Garden office / studio



A beautifully refurbished one bedroom garden flat in a converted period building. The flat has its own private street entrance and overlooks a large private garden which has a studio at the back. The property consists of a spacious open plan kitchen/living room, bedroom and bathroom. Streatham station is very close and Streatham Common station is within  $\frac{3}{4}$  of a mile providing alternative routes into the city.

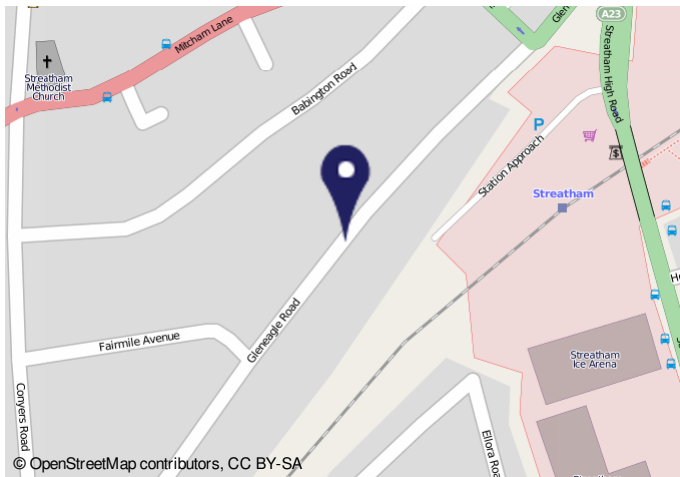
# Gleneagle Road

Approximate Gross Internal Area = 39.1 sq m / 421 sq ft  
 Summer House / Office = 17.9 sq m / 193 sq ft  
 Total = 57 sq m / 614 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. (ID766761)



Energy performance certificate (EPC) - First as energy certificate - 020106

### Energy performance certificate (EPC)

|   |  |
|---|--|
| FLAT 5<br>HULLINGDALE ROAD<br>LONDON<br>E16 1AF | Energy rating<br><b>C</b>                      |
| Valid until<br>7 June 2021                      | Certificate number<br>9600-9696-8422-9696-2603 |

**Property type**  
Ground-floor flat

**Total floor area**  
42 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. See [www.gov.uk/government/guidance/energy-ratings-for-rental-properties](#)

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

How this energy certificate digital certificate was generated: [www.gov.uk/government/guidance/energy-certificates](#)

**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.