

Gleneagle Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

Offers in excess of £450,000

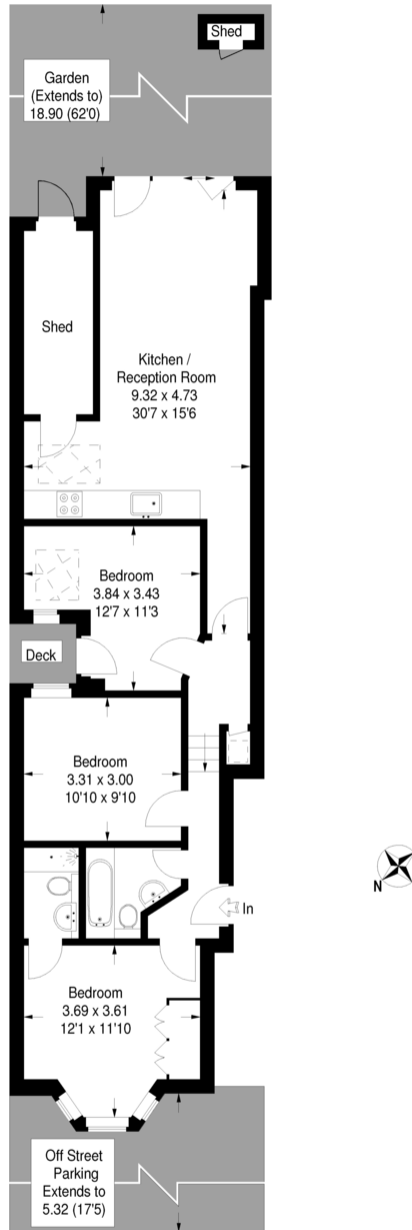
- Three bedroom Victorian conversion
- Large (approx 62 ft) private garden



A lovely three bedroom garden flat located on a quiet street between Streatham and Streatham Common stations. The accommodation, arranged over the ground floor of this attractive Victorian house is immaculately presented throughout. Offering; master bedroom with en-suite shower room, two further double bedrooms (one with a small private patio), tiled bathroom with shower attachment and a modern open-plan kitchen/ living room - the ideal entertaining space. The flat also has direct access onto a beautifully maintained private garden, approx. 62 ft. and private drive with space for two cars and is sold with no onward chain.

Gleneagle Road

Approximate Gross Internal Area (Including Reduced Headroom)
82 sq m / 882 sq ft



--- = Reduced headroom below 1.5 m / 5'0

Ground Floor

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. (ID106279)



Energy Performance Certificate

Flat A, 111 Gleneagle Road, LONDON, SW16 6AZ

Dwelling type: Ground floor flat Reference number: 0178-2821-6035-8008-2545

Date of assessment: 09 July 2018 Type of assessment: RdSAP existing dwelling

Date of certificate: 09 July 2018 Total floor area: 74 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£ 1,848**

Over 3 years you could save **£ 408**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 168 over 3 years	You could save £ 408 over 3 years
Heating	£ 1,278 over 3 years	£ 878 over 3 years	
Hot Water	£ 294 over 3 years	£ 204 over 3 years	
Total	£ 1,848	£ 1,249	

These figures show how much the average household would spend in this property for heating, lighting and hot water and not based on energy used by individual households. This includes energy use for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

Energy Efficiency Rating

Energy Efficiency Rating	Current	Potential
Current	D	C

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 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 216
2 Floor insulation (suspended floor)	£800 - £1,200	£ 63
3 Low energy lighting for all fixed outlets	£50	£ 10

© HM Government 2018. All rights reserved. Information on other ratings and costs can be found in the RdSAP energy guide calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.