

## Gleneagle Road, Streatham SW16

Borough: Lambeth

**£2,000 pcm**

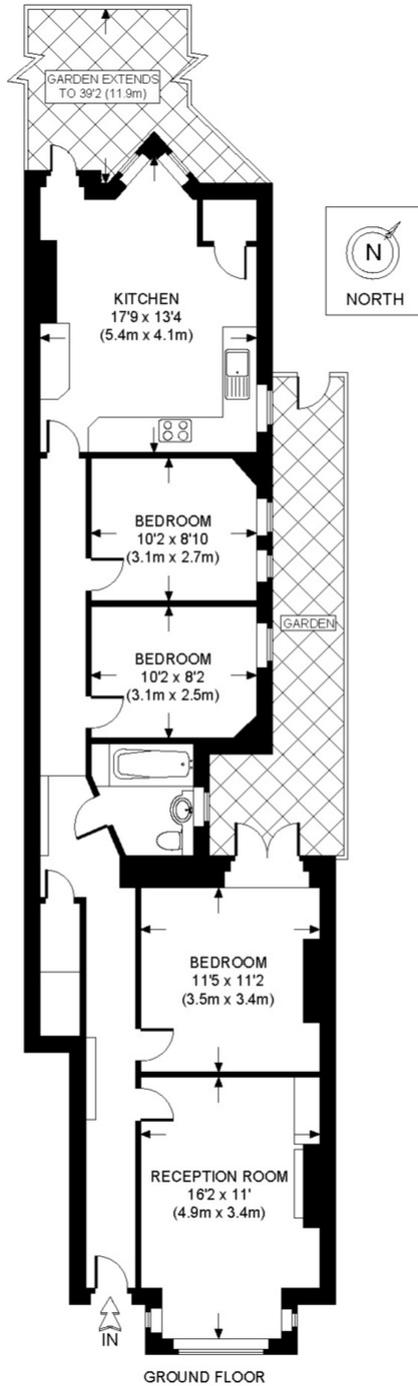
- Three bedroom flat
- Large eat-in kitchen



A delightful three bedroom ground floor maisonette with private garden and off-street parking. The property boasts a wealth of stunningly appointed accommodation including; living room with feature fireplace, master bedroom with French doors leading onto a private patio, two further bedrooms, modern fitted tiled bathroom and a large eat-in kitchen with appliances including a dishwasher.

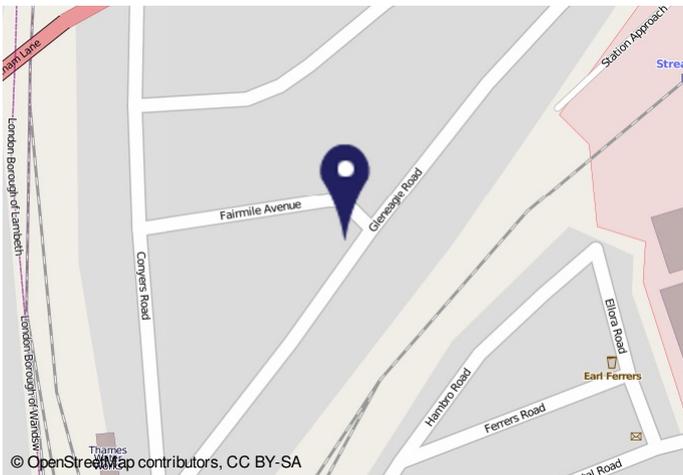
In addition, the flat is in excellent decorative order and has retained many period features. Streatham and Streatham Common stations are nearby, providing excellent links to the city and both Commons are within easy reach.

GLENEAGLE ROAD SW16



APPROXIMATE GROSS INTERNAL AREA = 904 SQ.FT. (84 SQ. M.)

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 it.



2006201 Energy performance certificate (EPC) - Final energy certificate - (2021) UK

### Energy performance certificate (EPC)

104 GLENEAGLE ROAD, LONDON, SW16 6AH		Energy rating
Valid until 28 April 2031		<b>C</b>
Certificate number 2708-1002-1004-4669-1204		

Property type: Ground-floor maisonette

Total floor area: 83 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 landlord and tenant website <https://www.gov.uk/guidance/landlord-and-tenant-energy-ratings>.

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.](#)

https://www.energy-certificates.digital.communities.gov.uk/energy-certificates/2708-1002-1004-4669-1204

**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.