

Gleneagle Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£425,000

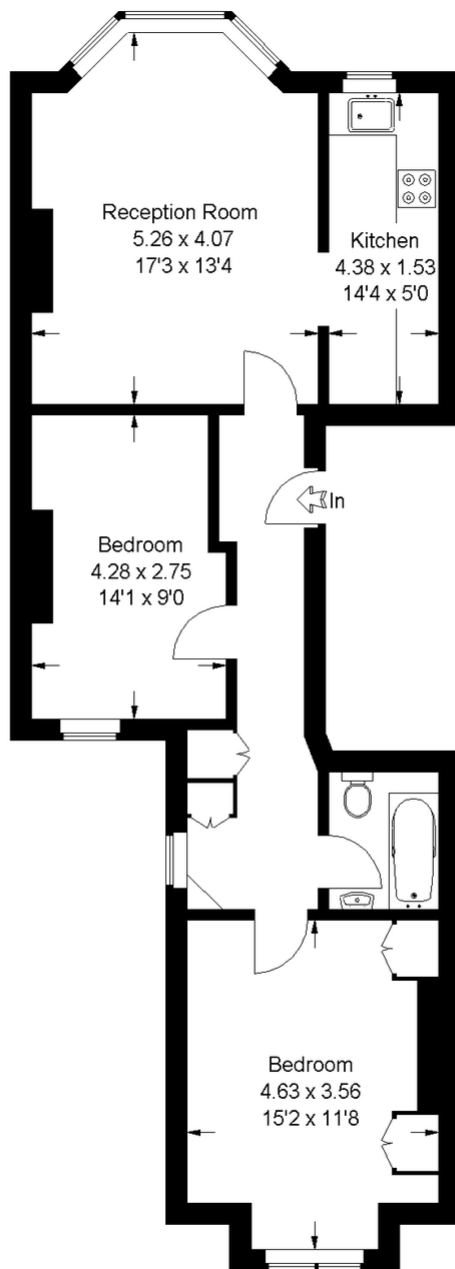
- Beautiful two double bedroom flat
- Share of freehold



An absolutely lovely two bedroom first floor conversion flat with bright, south-facing reception a few moments from Streatham station. The well proportioned accommodation comprises two double bedrooms, modern bathroom and attractive kitchen as well as the aforementioned living space. The property comes with a share in the freehold and has access to first-come, first-served off-street parking. Streatham station is on the Thameslink line alternatively Streatham Common connects to Victoria, London Bridge and Clapham Junction. The wide open spaces of Streatham and Tooting Bec Commons are on the doorstep as well as the leisure centre and well regarded local pubs and bars.

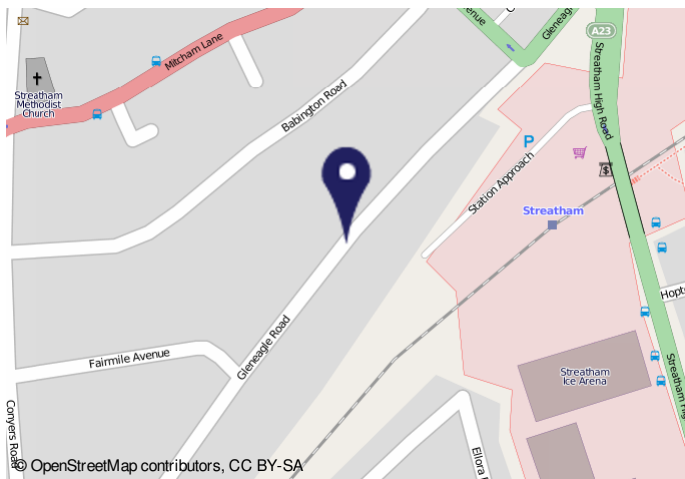
Gleneagle Road

Approximate Gross Internal Area :- 68 sq m / 732 sq ft



First 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. (ID19617)



Energy performance certificate (EPC) - Final or energy certificate - 202104

Property address Gleneagle Road Streatham, NE15 6JY	Energy rating D	Valid until 31 January 2032
Property type Top-floor flat	Certificate number: 4891-2682-616-4073-7675	
Total floor area 68 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 [more about exemptions on the exemptions and exemptions from them page on **gov.uk**](#) or [ask your local authority for more information](#).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

See [how to improve this property's energy efficiency](#).

Score	Energy rating	Current	Potential
92-100	A		85-100
81-91	B		75-80
69-80	C		65-70
55-68	D	55-68	55-68
49-54	E		49-54
45-48	F		45-48
1-44	G		1-44

The graph shows the property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales: the average energy rating is D, the average energy score is 60.

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.