

## Gleneagle Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**Offers in excess of £325,000**

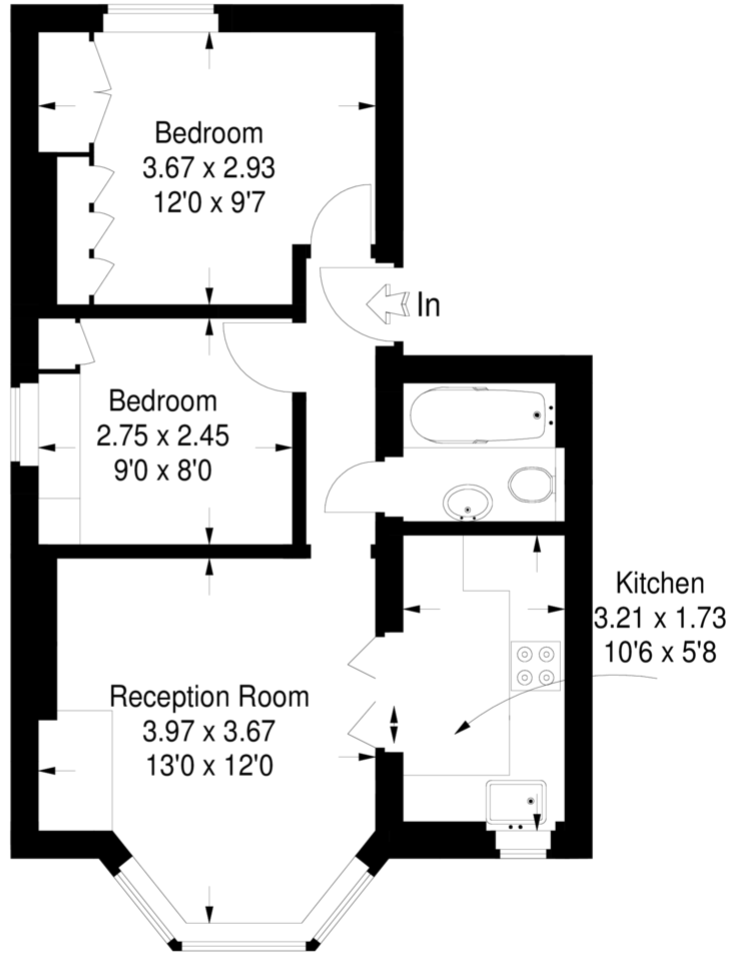
- Two bedrooms
- Bright and spacious



A lovely first floor two double bedroom flat in a converted period house. The accommodation is bright and well presented and has an attractive reception room with bay window. The flat is located close to Streatham station and the hub development including the leisure centre and supermarkets. Streatham Common station is also close by giving an alternative route into the city.

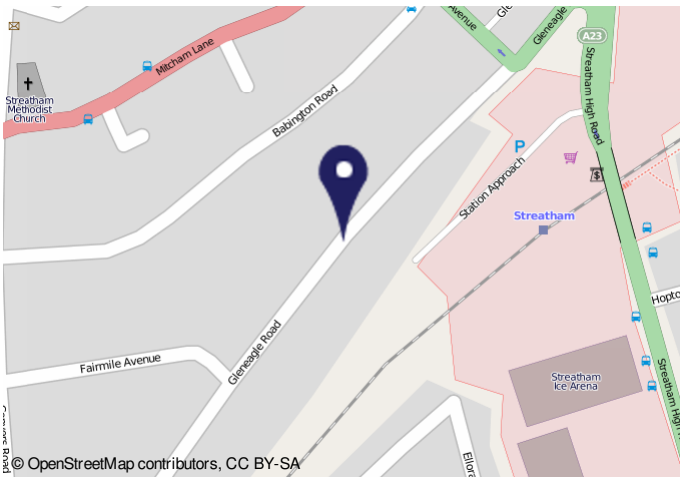
# Gleneagle Road

Approximate Gross Internal Area = 44 sq m / 474 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. (ID67165)



11102, 1036 AM Energy performance certificate (EPC) - Final energy certificate - 02/04/24

Energy performance certificate (EPC)		Valid until	31 July 2033
Part 3 - Property data	Energy rating	Current rating	D
Address	Gleneagle Road	Certificate number	4013 2811 7338 8601 0811
Property type	Mid-floor flat		
Total floor area	43 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 the conditions on the exemptions and exemptions rules](#) ([https://www.gov.uk/government/guidance/energy-ratings-for-rented-properties](#)) or [ask your landlord or letting agent](#).

**Energy efficiency rating for this property**

The property's current energy rating is D. It has the potential to be C.

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

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 and 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.