

Gleneagle Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£400,000

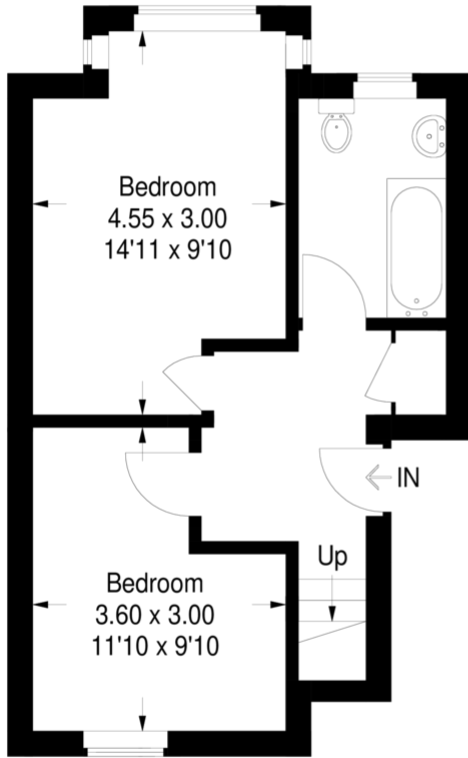
- Two double bedrooms
- Split-level



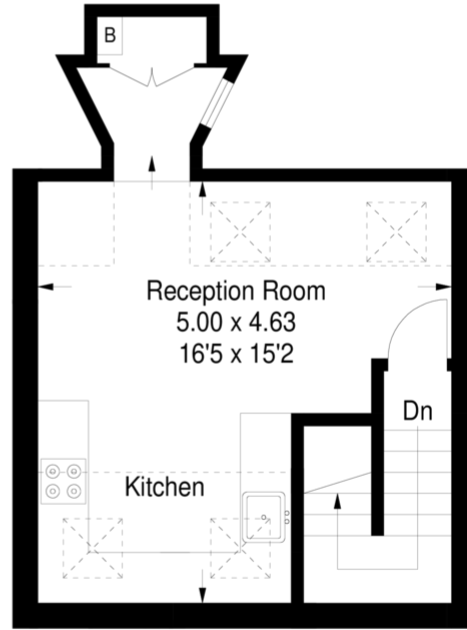
A bright and smart two double bedroom split-level flat in an attractive converted period house. The flat is on the first and second floor of the house and is well decorated and has lots of natural light. The property is located close to Streatham and Streatham Common stations giving alternative routes into the city. There are also bus routes on the high road and shops bars and restaurants close by.

Gleneagle Road


Approximate Gross Internal Area
 First Floor = 34.4 sq m / 371 sq ft
 Second Floor (Excluding Reduced Headroom)
 15.6 sq m / 168 sq ft
 Reduced Headroom = 11.3 sq m / 121 sq ft
 Total = 61.3 sq m / 660 sq ft



First Floor



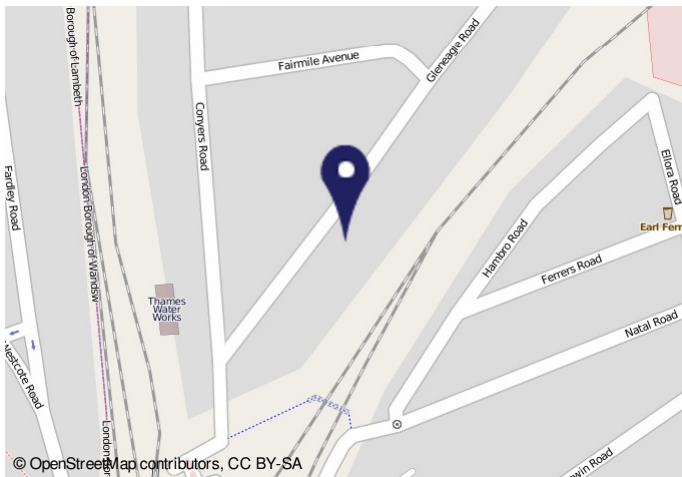
Second Floor

 = Reduced headroom below 1.5 m / 5'0

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. (ID280542)



13000202 06/20 Energy performance certificate (EPC) - Floor energy certificate - 100/106

| Energy performance certificate (EPC) | | Valid until | 13 May 2023 |
|--------------------------------------|----------------------------------|--------------------|-------------------------|
| For | 12 Clapton Road, London, E12 6JQ | Certificate number | W913-9852-1284-030-1219 |
| Property type | Top-floor flat | | |
| Total floor area | 61 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 <https://www.gov.uk/government/guidance/energy-ratings-for-rented-properties>

Energy efficiency rating for this property

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

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

| Score | Energy rating | Current | Potential |
|--------|---------------|---------|-----------|
| 92-100 | A | | |
| 81-91 | B | | |
| 69-80 | C | 69 | 75 |
| 55-68 | D | | |
| 49-54 | E | | |
| 35-48 | F | | |
| 1-34 | G | | |

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.