

## Gleneagle Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£520,000**

- Wonderful Victorian garden flat
- Huge, extended kitchen-diner-reception



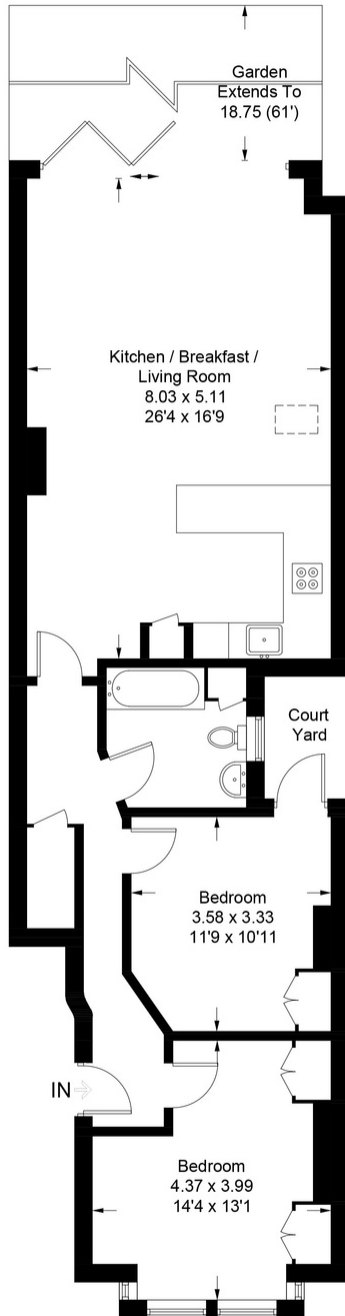
An excellent two double bedroom Victorian conversion presented in excellent order and being sold with no onward chain. The central focus of the property is a huge (26ft) open-plan kitchen-reception that leads to a wonderful 60ft+ south-west facing garden. Gleneagle Road is moments from Streatham Station but offers easy access to Streatham Common station as well. At the end of the street lies the high road with a wealth of shops, bars and restaurants.

Tenure: Share of Freehold

Lease length: 72 years remaining

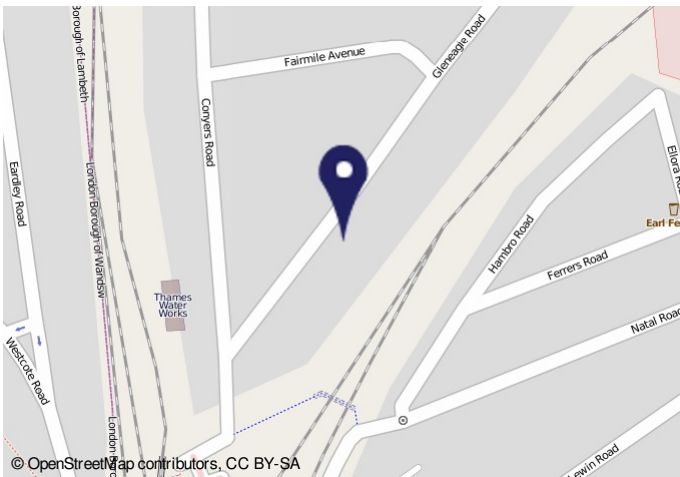
# Gleneagle Road

Approximate Gross Internal Area Total = 85.1 sq m / 916 sq ft



**Ground Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2023 (ID934576)



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Energy performance certificate (EPC) - Flat as energy certificate - GOV.UK

Ground Floor Flat (10,000 sqm floor area)	Energy rating	Valid until	Issue date
	<b>C</b>	8 February 2023	8 February 2023
Certificate number: 9937-2885-7620-9168-0285			

Property type: Ground-floor flat  
Total floor area: 65 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions: <https://www.gov.uk/guidance/landlords-responsibilities-under-the-energy-conservation-and-labelling-act-2015>

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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.