

GLENEAGLE ROAD, LONDON, SW16

Carter Jonas

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Excellent two-bedroom garden flat, the ground floor of a period house on Gleneagle Road with off-street parking and very close to Streatham Station and Streatham Common station.

- 2 bedrooms
- 1 bathroom
- Large reception room
- Kitchen just off the reception room
- Cellar - excellent storage
- Off-street parking
- Garden
- Streatham Station and Streatham Common Station.

Gleneagle Road runs between Ambleside Avenue and Conyers Road, and is therefore close to all the amenities of Streatham High Road, Streatham Common and Greyhound Road.

- Minimum term of tenancy = 12 months
- Council Tax Band in Lambeth = Band D
- Tenancy Deposit = 5 weeks rent
- Holding Deposit = 1 weeks rent

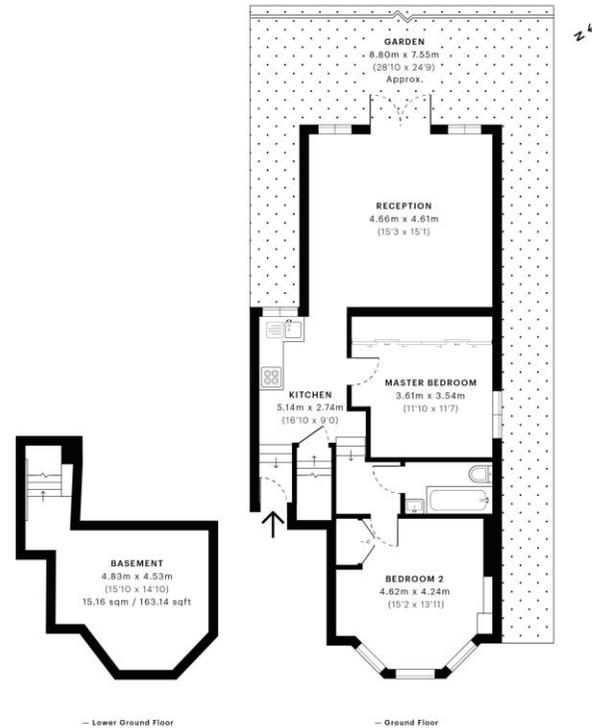
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CAPTURE DATE: 14/07/2020 LASER SCAN POINTS: 31783,885

GROSS INTERNAL AREA

81.52 sqm / 877.47 sqft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROSS INTERNAL AREA (GIA)
The footprint of the property
81.52 sqm / 877.47 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
75.90 sqm / 816.98 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, windows etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use only under 1.9m
0.00 sqm / 0.00 sqft

spec Verified

RICS Certified Property Measurement

Spec: Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 80.34 sqm / 864.77 sqft
IPMS 3C RESIDENTIAL 75.31 sqm / 821.09 sqft

spec id: 38249cc304242a7035fa8320

Wandsworth Lettings 020 8682 3121
wandsworth-residentiallettings@carterjonas.co.uk
19 Bellevue Road, London, SW17 7EG



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Classification L2 - Business Data

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