



Gleneagle Road, SW16

£425,000 Share of Freehold

- 752 sq ft (70 m²) • 3 bedrooms • 1 bathroom • excellent transport links • period features • close to streatham common
- EPC: D



This fantastic 3 bedroom flat is situated on a prime location in Streatham and is ideal for a first time buyer looking for the extra room to work from home.

The property provides excellent entertaining space with a modern kitchen and living room that are filled with natural light. There are three bright double bedrooms and a contemporary bathroom whilst the property has maintained many original features and is being offered to the market chain free.

Gleneagle road is a popular residential road close to Streatham Station, Tooting Bec Common and the many bars, restaurants and amenities found on Streatham High Road. The green open spaces of Streatham Common and the Rookery are also close by. Local transport links are fantastic and include Streatham Station and Streatham Common Station which provide swift Overground train services to City Thameslink, London Bridge and Victoria. There are also numerous local direct bus routes to Brixton and central London.

3 bedrooms

1 bathroom

excellent transport links

period features

close to streatham common

EPC: D

Approximate gross floor area:
752 sq ft (70 m²)
Includes Cellar or Storage
Space where applicable

FOR ILLUSTRATIVE PURPOSES
ONLY. NOT TO SCALE.


As defined by RICS code of
measuring practice

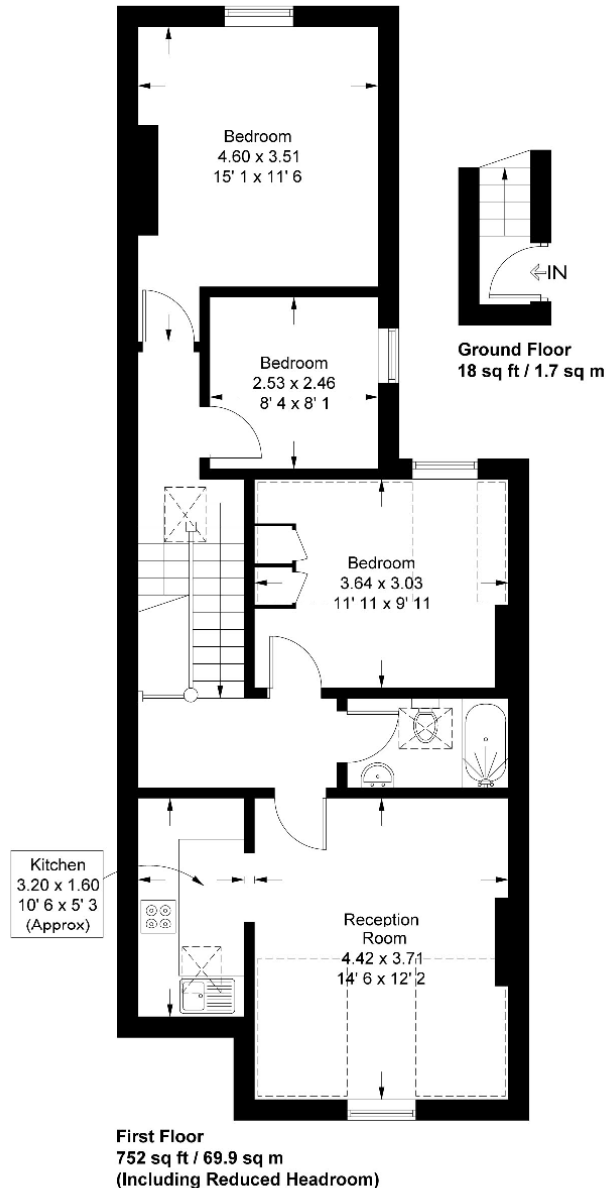
This floorplan is representative and for
illustrative purposes only. The measurements
provided are approximate only and not to
scale. They should not be relied upon by any
party. Prospective purchasers or tenants are
advised to carry out their own survey if they
require reliable measurements. No
responsibility is taken for any error, omission,
misstatement or use of data shown.
Details Prepared: 24 August 2023

Gleneagle Road

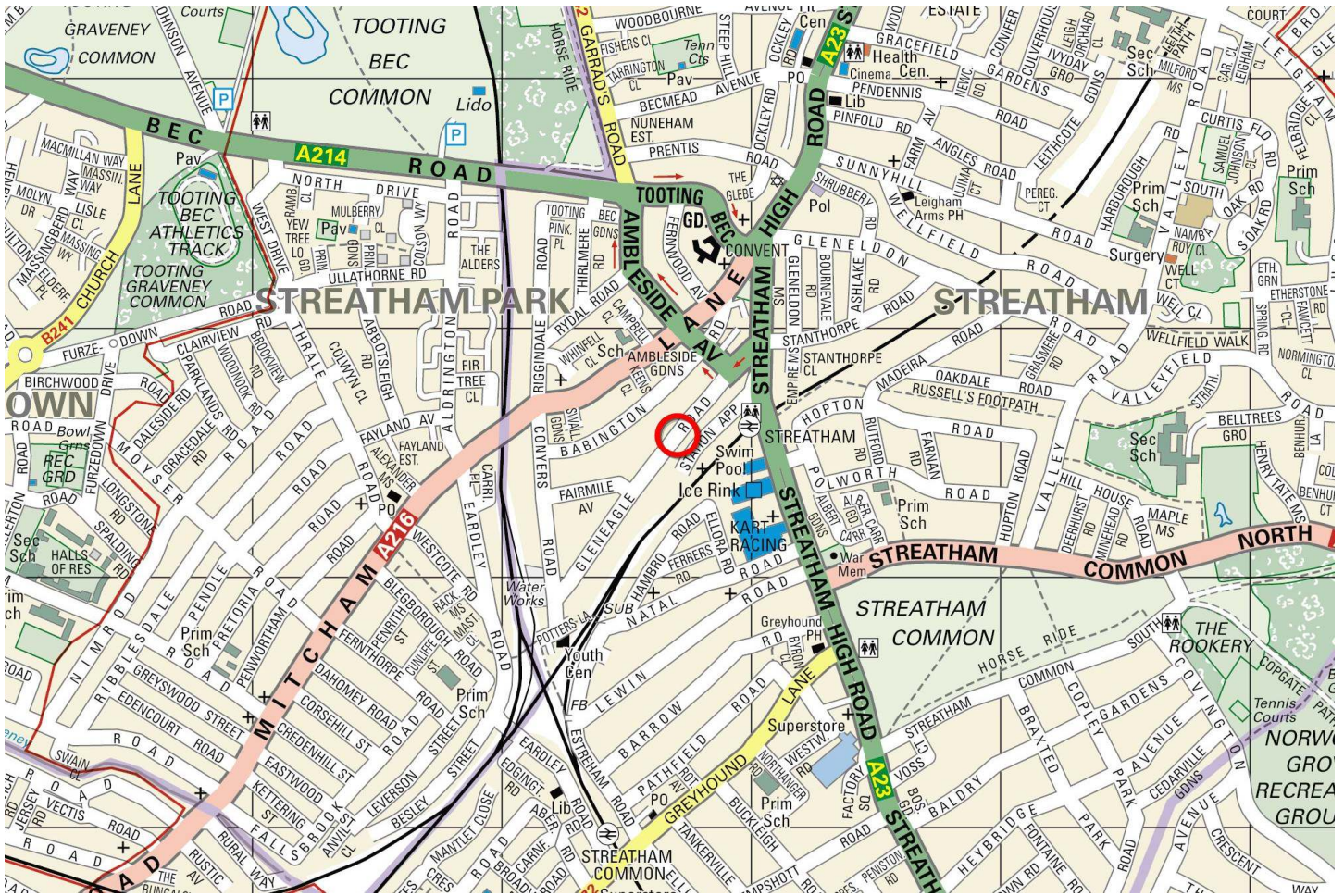
Approximate Gross Internal Area = 665 sq ft / 61.8 sq m
(Excluding Reduced Headroom)
Reduced Headroom = 105 sq ft / 9.8 sq m
Total = 770 sq ft / 71.6 sq m



 = Reduced headroom below 1.5m / 5'0



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Good to know

Nearby station: Streatham
 150m (1 mins) (Line of sight)
 Gross floor area: 752 sq ft (70 m²)
 Local authority: Lambeth
 Council tax band: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	56	66
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

* Customer due diligence must be completed once your Offer is Agreed by the client (subject to contract). The information contained in these particulars is for general information purposes only. Douglas & Gordon does not provide information or give any warranty with regards to train, tube, tram lines or flight paths and you are advised to carry out your own research if you have any concern about them.

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