



## GLENEAGLE COURT 1C GLENEAGLE ROAD LONDON, SW16 6AX

**£425,000**  
LEASEHOLD

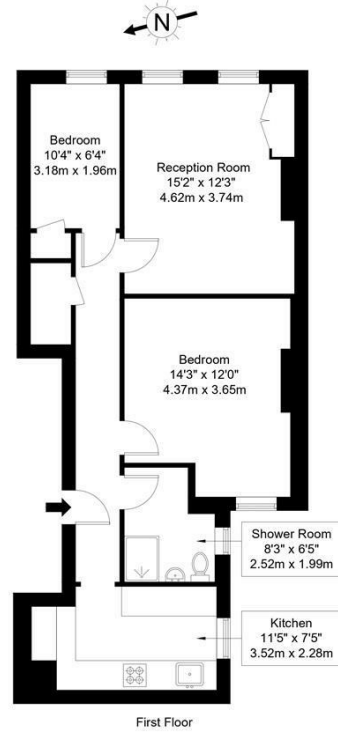
A beautifully presented two double bedroom first floor apartment ideally located on Gleneagle Road, SW16, just moments from Streatham Station. Recently renovated throughout and offering 673 sq ft of internal space, the property combines generous room proportions, high ceilings and excellent access to local amenities and transport links. The property is situated within a well-maintained period conversion and benefits from no service charge, making it an attractive purchase for both first-time buyers and investors.

The accommodation is well arranged across the first floor and comprises a welcoming entrance hallway leading through to a bright and spacious reception room measuring approximately 15'2 x 12'3, providing an ideal space for relaxing or entertaining. Adjacent is a separate kitchen measuring 11'5 x 7'5, fitted with modern units and ample worktop space. There are two well-proportioned double bedrooms. The principal bedroom measures approximately 14'3 x 12'0, while

**DouglasPryce**

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Approx Gross Internal Area = 62.52 sq m / 673 sq ft



Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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