

# Emma's

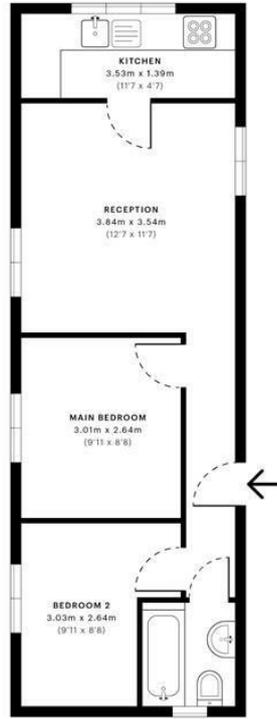


Flat 4, 5a Gleneldon Road, London, SW16 2AX

Light and spacious two bedroom, furnished flat with separate living room and kitchen, located off of Streatham High Road and decorated in modern neutral décor. A short walk from Streatham Station and Tooting Bec Common the flat boasts excellent transport links and local amenities.

- First floor flat
- Wood laminate floors throughout
- Neutral modern decor, fixtures and fittings
- Light and airy
- Minutes from Streatham Station
- Walking distance from Tooting Bec Common
- Vibrant neighbourhood with local amenities

£1,500 Per Calendar Month



— First Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
40.84 sqm / 439.60 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes walkways, restricted head heights  
39.36 sqm / 423.67 sqft

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

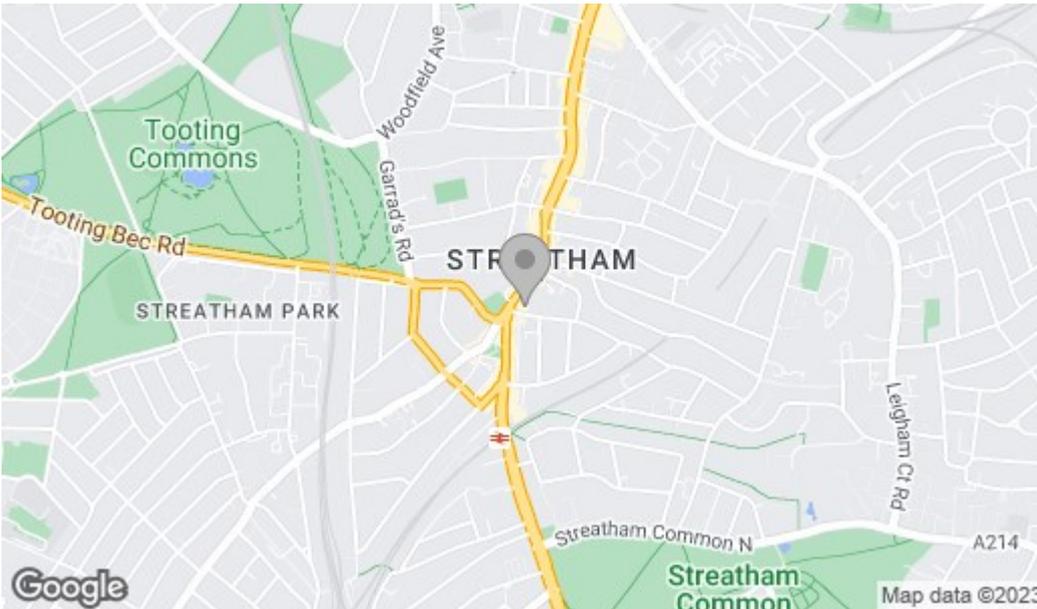
**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.8m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots 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: 40.84 sqm / 439.60 sqft  
IPMS 3C RESIDENTIAL: 39.36 sqm / 423.67 sqft

spec id: 602d133abe4e50e40557326



| 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>  | 69      | 72        |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC   |         |           |
| England & Wales   |         |           |

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