

Emma's

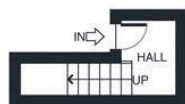


Flat 2, 39 Gleneldon Mews, London, SW16 2AZ

Light and spacious two bedroom, one bathroom, one WC furnished maisonette located on Gleneldon Mews and decorated in modern neutral décor. A short walk from Streatham Station and Streatham Common the flat boasts excellent transport links and local amenities.

- Second floor flat (no lift)
- Wood laminate floors throughout
- Generously sized
- Neutral modern decor, fixtures and fittings
- Light and airy
- Minutes from Streatham Station
- Walking distance from Tooting Bec Common
- Vibrant neighbourhood with local amenities

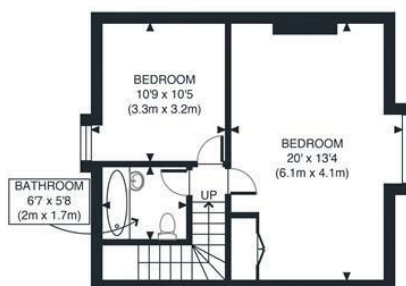
£1,900 Per Calendar Month



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 44 SQ FT

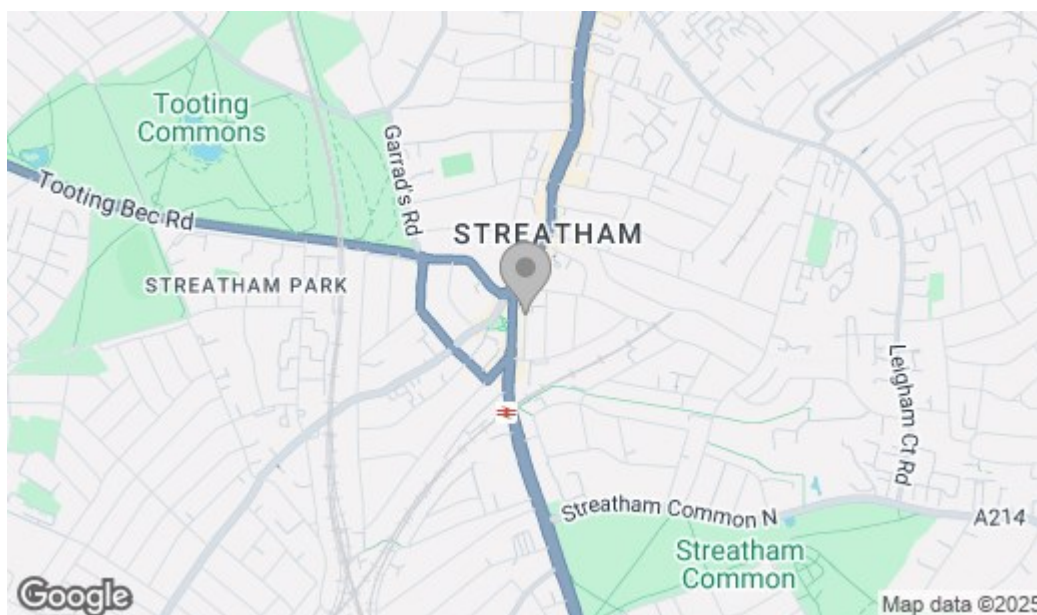


SECOND FLOOR
GROSS INTERNAL
FLOOR AREA 566 SQ FT



THIRD FLOOR
GROSS INTERNAL
FLOOR AREA 448 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA 1058 SQ FT / 98 SQM	Gleneldon Mews
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 10/08/23
	photoplan



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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