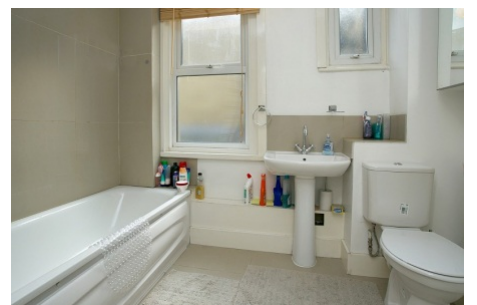


Valley Road, Streatham SW16

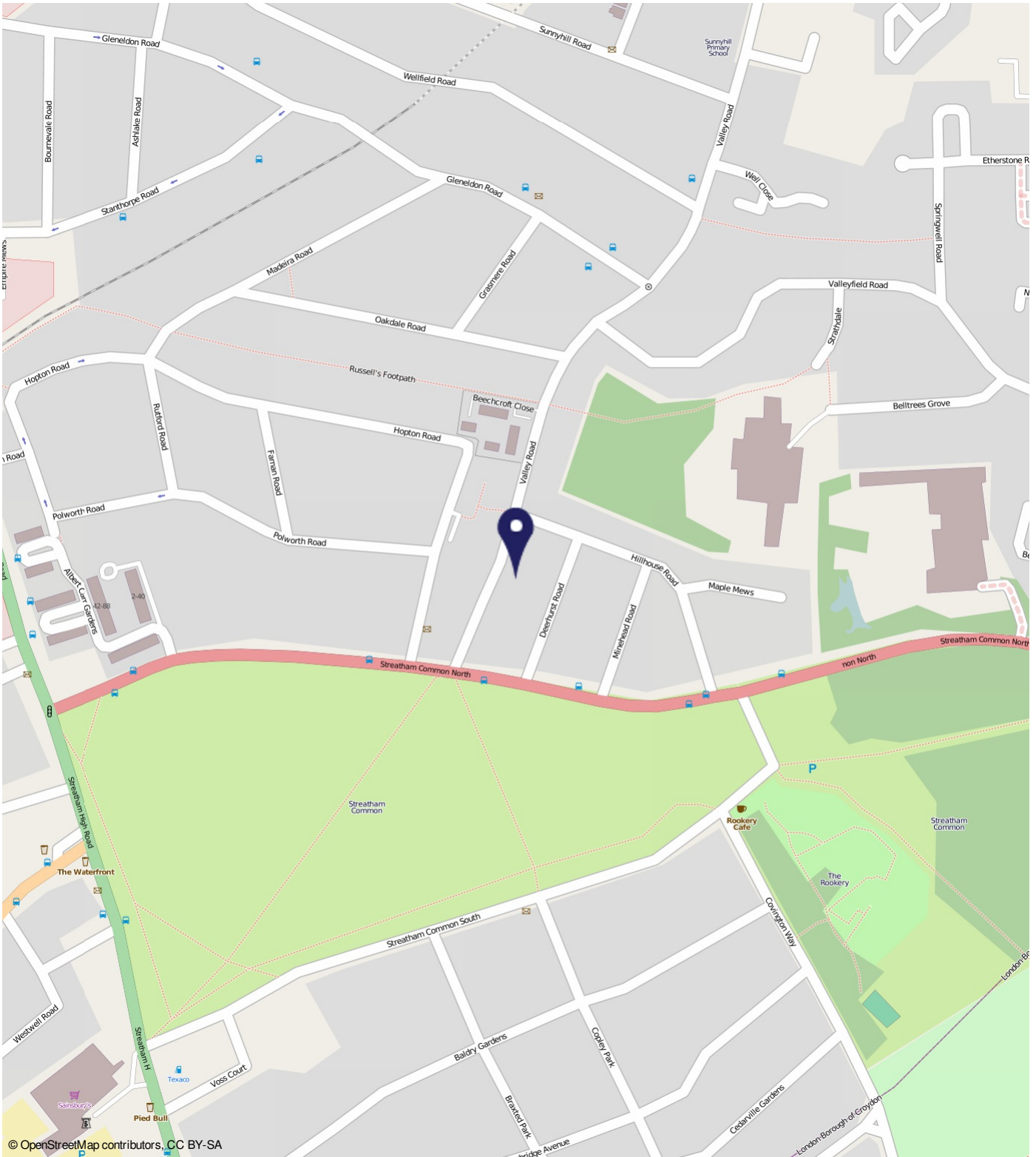
Borough: Lambeth

£1,880 pcm

- Four bedroom flat
- Two bathrooms



A particularly spacious four double bedroom split-level conversion. The accommodation which is split over three floors comprises of large reception room leading onto a fitted kitchen, four double bedrooms, modern bathroom with shower over bath and separate shower room. The property has been modernised throughout and would suit professional sharers or a family alike. Valley Road is excellently located for access to local schools, the wide open spaces of Streatham Common and the Rookery and both Streatham and Streatham Common train stations.



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Valley Road, Streatham SW16

Distances

- To Streatham Rail Station 0.4 miles
- To Streatham Common Rail Station 0.7 miles
- To Norbury Rail Station 0.9 miles
- To West Norwood Rail Station 1 miles

Energy Performance Certificate

Plot 2
277, Valley Road
LONDON
SW16 2AB

Dwelling type: Top-Floor flat
Date of assessment: 19 October 2011
Date of publication: 19 October 2011
Reference number: 8198-8320-0209-0801-2992
Type of assessment: Existing dwelling
Total floor area: 81 m²

This home's performance is rated in terms of the energy use and related costs of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Rating	Score	Rating	Score
A	92-100	A	1-10
B	81-91	B	11-20
C	69-80	C	21-30
D	55-68	D	31-40
E	44-54	E	41-50
F	35-43	F	51-60
G	1-34	G	61-70

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy cost	220 kWh/year per year	220 kWh/year per year
Carbon dioxide emissions	3.8 tonnes per year	3.8 tonnes per year
Lighting	£51 per year	£51 per year
Heating	£100 per year	£100 per year
Hot water	£50 per year	£50 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised assumptions. Heating periods, current energy use and the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impact of the fuel used for cooking or running appliances, such as TV, fridge etc. nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Search for a product on the Energy Saving Trust Recommended List when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

The EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on how you can save energy.

Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.