

## Valley Road, Streatham SW16

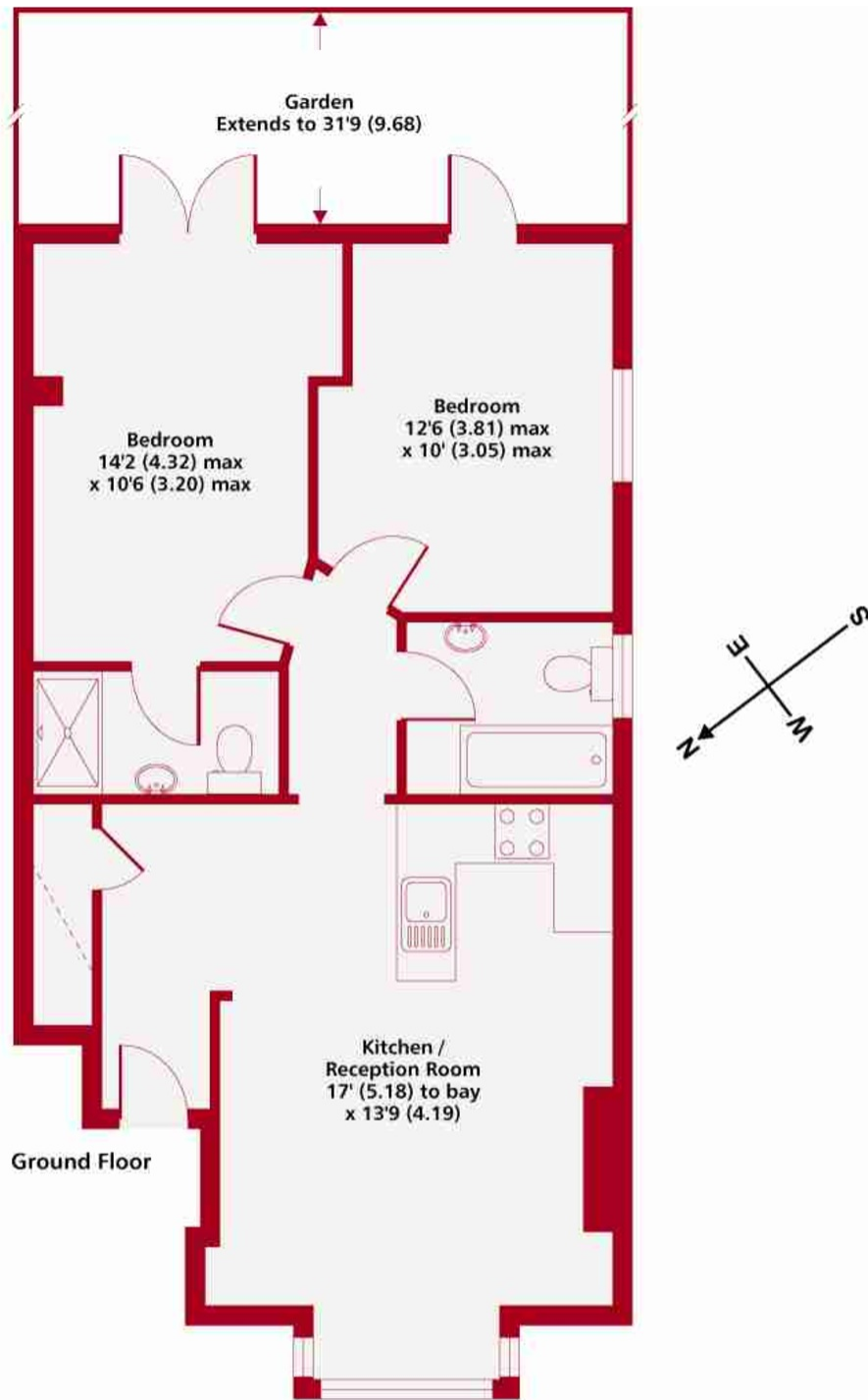
Borough: Lambeth

**£1,400 pcm**

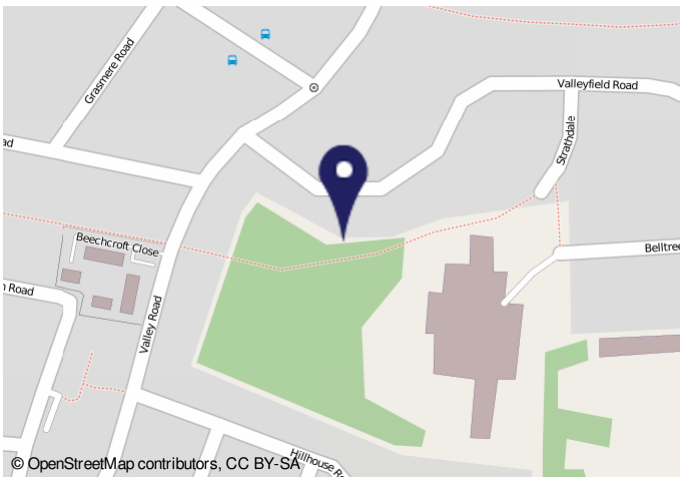
- Two double bedrooms
- Two bathrooms



A two double bedroom conversion flat with private garden and two bathrooms (one en-suite). The property comprises; open plan kitchen living space with appliances, two bedrooms (master bedroom with en-suite), modern main bathroom and private garden. It is within close proximity of Streatham station and the wide open spaces of Streatham Common. Available soon.



**Valley Road SW16**  
**Gross Internal Area 676 sq ft 62.8 sq metres**  
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**Energy Performance Certificate**

Flat A  
223 Valley Road  
LONDON  
SW16 2AF

Dwelling type: Ground floor flat  
Date of assessment: 27 September 2010  
Date of certificate: 11 October 2010  
Reference number: 9491-3009-6700-9200-8181  
Total floor area: 66 sqm

The home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	B	D	C

**Estimated energy use, Carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	164 kWh per year	127 kWh per year
Carbon dioxide emissions	1.8 tonnes per year	1.7 tonnes per year
Lighting	£84 per year	£38 per year
Heating	£291 per year	£202 per year
Hot water	£89 per year	£89 per year

Remember to look for the energy saving recommended signs when buying energy efficient products. It's a small extra cost but it's worth the most energy efficient products on the market. For advice on how to take action and to find out about other options to help make your home more energy efficient, call 0800 512212 or visit [www.energy.gov.uk](http://www.energy.gov.uk)

**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.