

Valley Road, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

£450,000

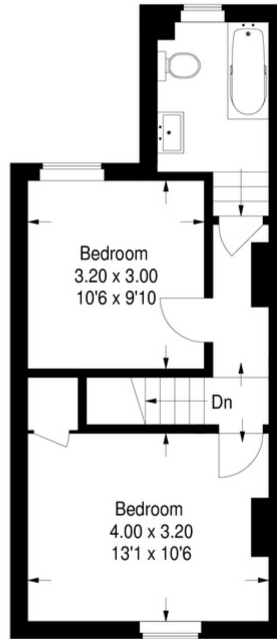
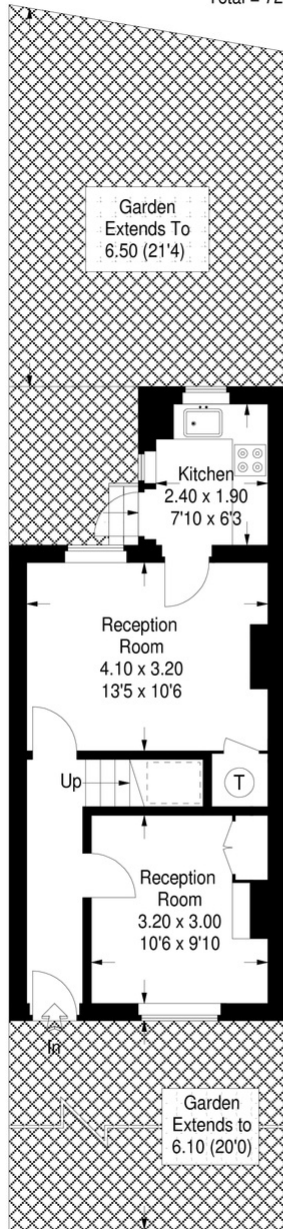
- Two bedroom cottage
- Chain free



An attractive period cottage located close to the common and Streatham High road's shops bars and restaurants, as well as both Streatham and Streatham Hill stations giving alternative routes on to the city.

Valley Road

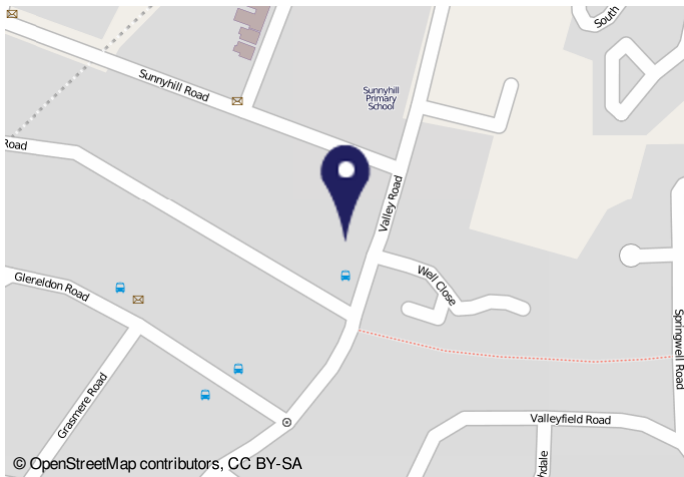
Approximate Gross Internal Area
 Ground Floor = 36.2 sq m / 390 sq ft
 First Floor = 35.9 sq m / 386 sq ft
 Total = 72.1 sq m / 776 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows & door openings are approximate.
 Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID307350)



Energy Performance Certificate

200, Valley Road, LONDON, SW16 2XS
 Dwelling type: Mid-terrace house
 Date of assessment: 27 October 2016
 Date of certificate: 27 October 2016
 Reference number: 8056-7120-4989-9843-0922
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 71 m²

Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 3,639
Over 3 years you could save: £ 2,376

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 144 over 3 years	You could save £ 2,376 over 3 years
Heating	£ 2,654 over 3 years	£ 903 over 3 years	
Hot Water	£ 443 over 3 years	£ 216 over 3 years	
Total	£ 3,639	£ 1,263	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £300	£ 648	
2 Internal or external wall insulation	£4,000 - £14,000	£ 342	
3 Increase hot water cylinder insulation	£10 - £20	£ 64	

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0800 512 124 (national helpline only). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.