

Valley Road, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

£475,000

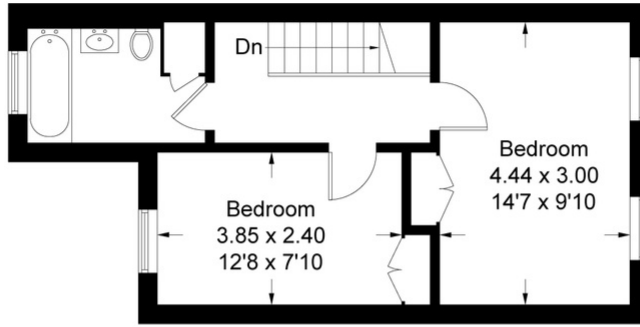
- Two bedroom house
- Large, west-facing garden with secure patio



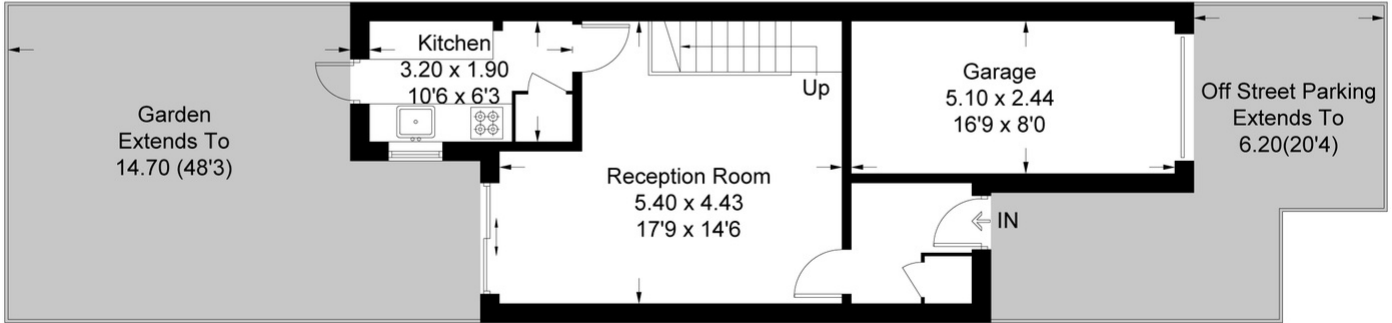
An excellent property for anyone wanting to avoid the pitfalls of leasehold properties and co-tenants. This freehold two bedroom house has a lovely and large, west-facing garden, spacious reception and separate kitchen and is being sold chain free. Upstairs there are two well proportioned bedrooms and bathroom with electric shower. To the front there is off-street parking and an attached garage that could be converted to form further living space if required. There is also excellent storage space in the loft which is accessed by loft ladder as well as plentiful storage space throughout. Valley Rd has Streatham Common at one end and Leigham Court Rd at the other, with Streatham Hill station and the High Rd nearby.

Valley Road

Approximate Gross Internal Area = 69.3 sq m / 746 sq ft
 Garage = 12.4 sq m / 133 sq ft
 Total = 81.7 sq m / 879 sq ft

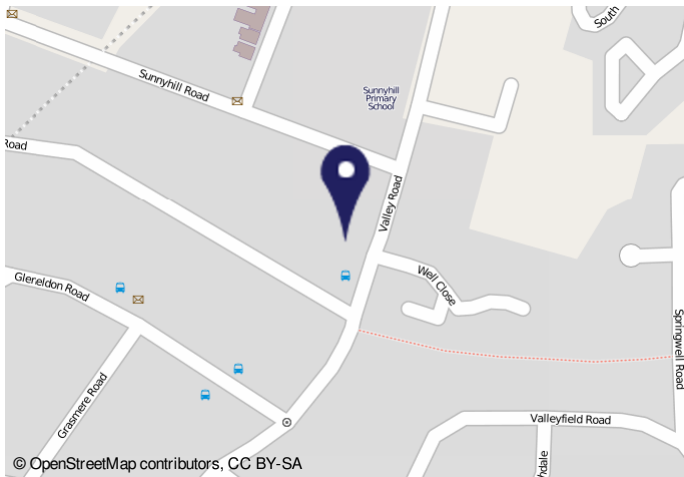


First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID351170)



Energy Performance Certificate HM Government

192b, Valley Road, LONDON, SW16 2XS
 Dwelling type: Mid-terrace house
 Date of assessment: 25 July 2017
 Date of certificate: 26 July 2017
 Reference number: 2456-1053-6253-8973-7914
 Type of assessment: RdSAP existing dwelling
 Total floor area: 68 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: £ 2,028
 Over 3 years you could save £ 723

Estimated energy costs of this home		Potential costs	
Lighting	£ 159 over 3 years	£ 159 over 3 years	Potential future savings You could save £ 723 over 3 years
Heating	£ 1,524 over 3 years	£ 987 over 3 years	
Hot Water	£ 345 over 3 years	£ 166 over 3 years	
Total	£ 2,028	£ 1,309	

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 used for heating 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 over 3 years	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £300	£ 67	Yes
2 Cavity wall insulation	£100 - £1,000	£ 300	Yes
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 79	Yes

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 to save money visit www.gov.uk/government/organisations/energy-efficiency-trust or call 0800 553 1244 (not available evenings). The Green Deal may enable you to make your home warmer and cheaper to run.

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.