

Valley Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£575,000

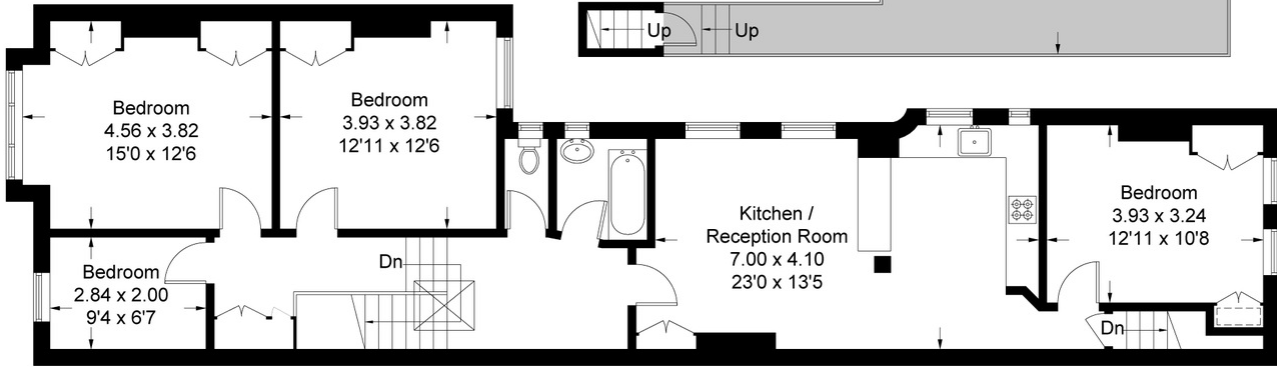
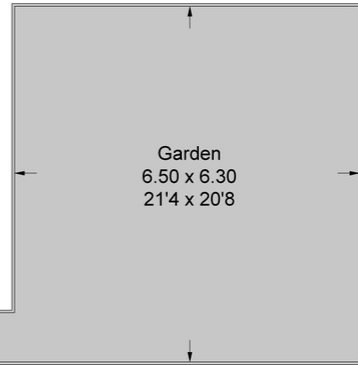
- Four bedrooms
- Private garden



A huge, four-bedroom Edwardian maisonette with direct access to private garden. The property, with its own front door, is on the first floor with no-one above and is a short walk from Streatham Hill station and its excellent array of shops, bars and restaurants with Streatham Common at the other end of the road. It is presented in excellent condition throughout with modern kitchen and bathroom. The flat has access to a large loft space and is offered chain free.

Valley Road

Approximate Gross Internal Area = 112.1 sq m / 1207 sq ft
 Reduced Headroom = 3.6 sq m / 39 sq ft
 Total = 115.7 sq m / 1246 sq ft



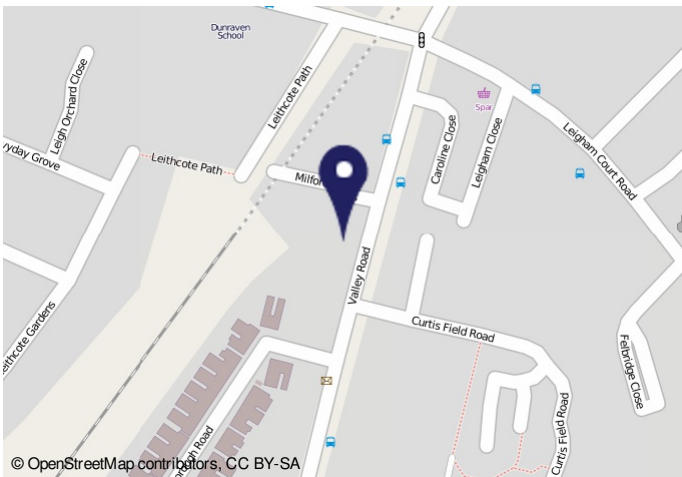
First Floor



= Reduced headroom below 1.5m / 5'0

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. (ID366804)



Energy Performance Certificate

26, Valley Road
LONDON
SW16 2DN

Dwelling type: Top-Floor Flat
Date of assessment: 06 October 2011
Date of certificate: 12 October 2011
Reference number: 2611-1000-1049-1890
Type of assessment: RPSAP, existing dwelling
Total floor area: 107 m²

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

Energy Efficiency Rating	Current	Potential
Energy Efficiency Rating	D	C

Environmental Impact (CO ₂) Rating	Current	Potential
Environmental Impact (CO ₂) Rating	E	D

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	185 kWh per year	170 kWh per year
Carbon dioxide emissions	3.8 tonnes per year	3.8 tonnes per year
Lighting	£76 per year	£56 per year
Heating	£252 per year	£252 per year
Hot water	£82 per year	£82 per year

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.