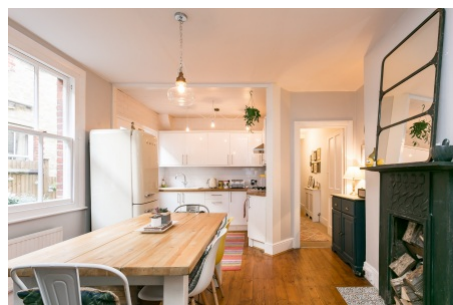


## Valley Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£615,000**

- Three bedrooms
- Edwardian maisonette




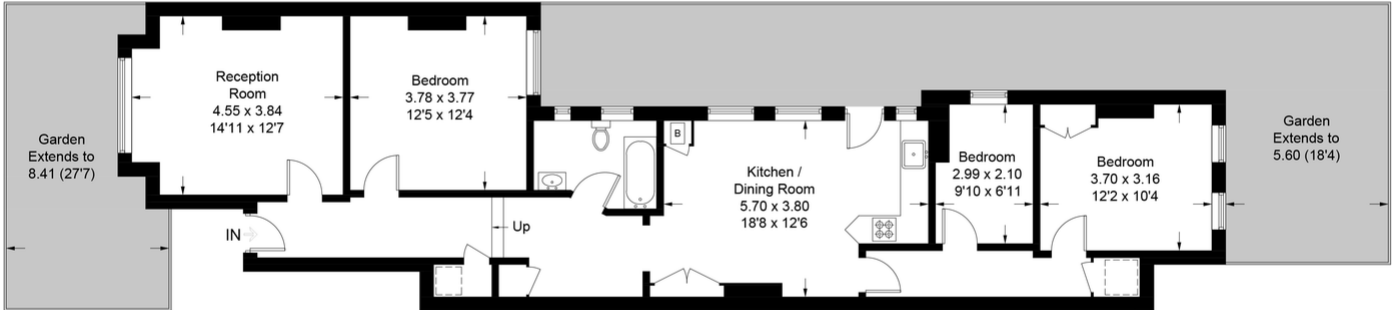
A truly lovely three bedroom ground floor, Edwardian maisonette with front and rear gardens and private entrance. The property is beautifully presented throughout and also comprises large reception to the front of the property, fantastic kitchen-diner and new modern bathroom. There is a wealth of in-built storage and some lovely period features such as fireplaces. Valley Road is well located with excellent rail links at Streatham Hill or Streatham Station, Streatham Common at the end of the road and the excellent shops, bars and restaurants on the High Road.

# Valley Road

Approximate Gross Internal Area = 97.2 sq m / 1046 sq ft  
 Reduced Headroom = 1.0 sq m / 11 sq ft  
 Total = 98.2 sq m / 1057 sq ft

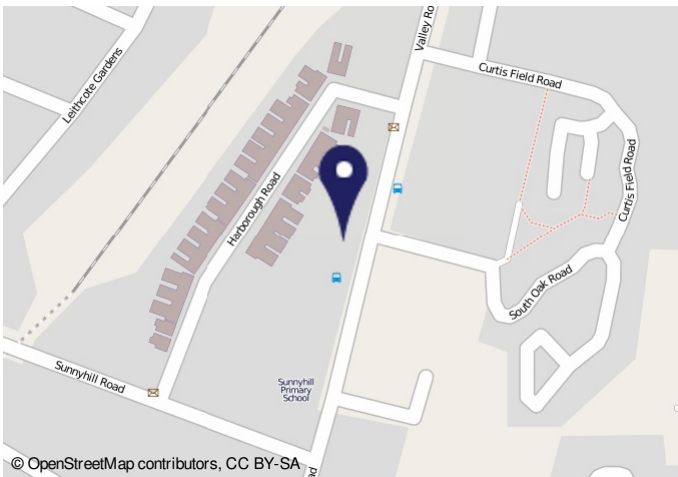



 = Reduced headroom below 1.5m / 5'0"



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. (ID392215)




**Energy Performance Certificate** 

172, Valley Road, LONDON, SW16 2XR  
 Dwelling type: Ground floor maisonette  
 Date of assessment: 29 March 2016  
 Date of certificate: 30 March 2016  
 Reference number: 0065-2831-7776-6026-4931  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 100 m<sup>2</sup>

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 making improvement measures




**Estimated energy costs of dwelling for 3 years:** **£ 3,587**  
**Over 3 years you could save** **£ 1,665**

Estimated energy costs of this home		Potential future savings
Current costs	Potential costs	
Lighting £ 390 over 3 years	£ 201 over 3 years	You could save <b>£ 1,895</b> over 3 years 
Heating £ 2,757 over 3 years	£ 1,245 over 3 years	
Hot Water £ 360 over 3 years	£ 360 over 3 years	
<b>Total</b> <b>£ 3,507</b>	<b>£ 1,807</b>	

**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 Internal or external wall insulation	£4,000 - £14,000	£ 936	
2 Floor insulation (suspended floor)	£100 - £1,200	£ 267	
3 Draught proofing	£00 - £120	£ 21	

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/energy-guidance](http://www.gov.uk/energy-guidance) or call 0800 553 1244 (not available at night). 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.