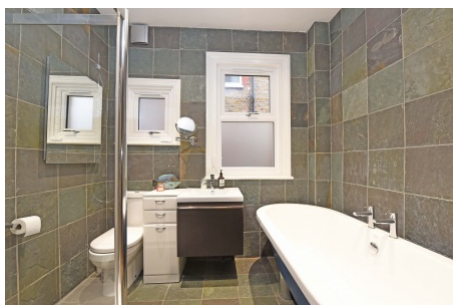


Valley Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£650,000

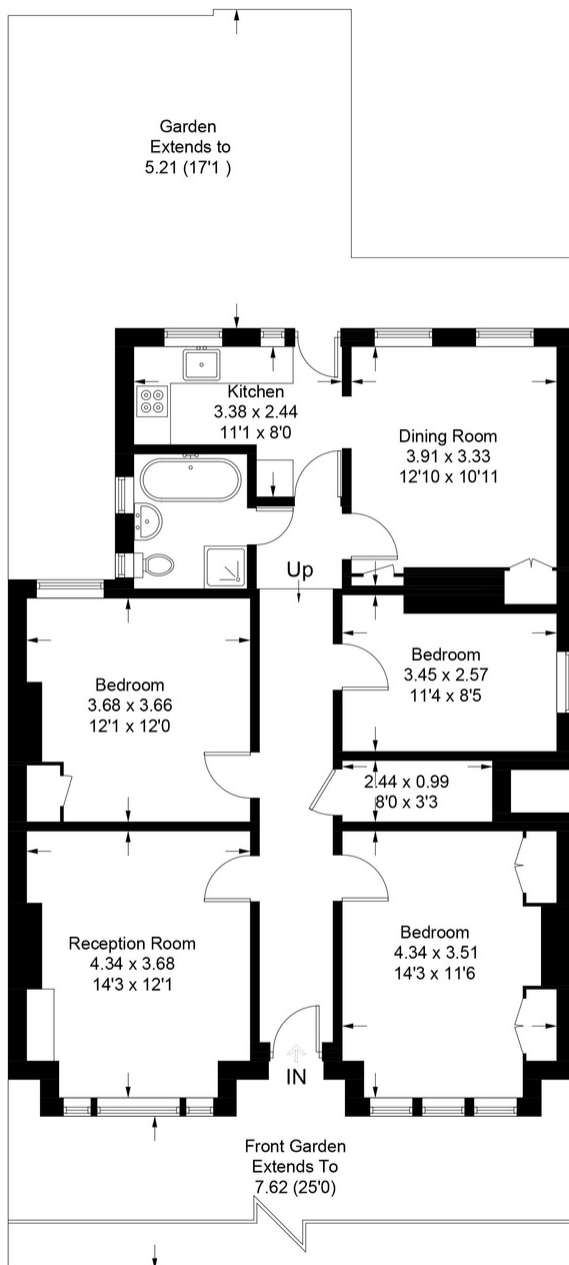
- Three bedrooms
- Double-fronted Edwardian Maisonette



This amazing double-fronted Edwardian maisonette has three bedrooms, a very large reception room and kitchen-diner that offers more living space over one floor than many of the local three bedroom houses in their entirety. The property is beautifully presented and enjoys a West-facing garden to the rear plus a large front garden. The amenities of Streatham High Road are only a short walk away along with local transport links.

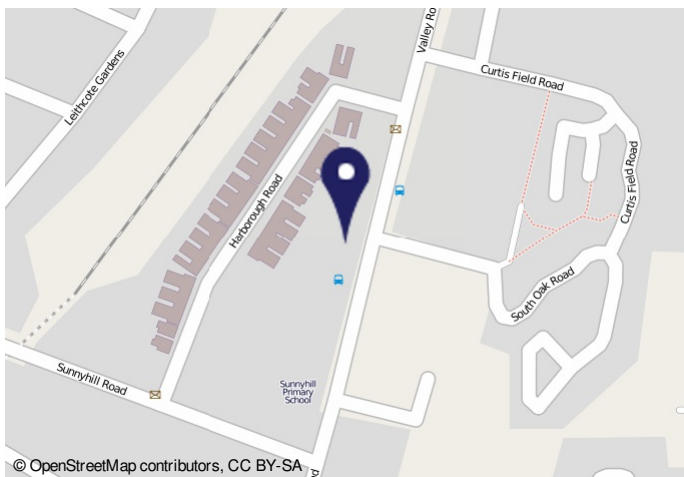
Valley Road

Approximate Gross Internal Area Total = 95.1 sq m / 1024 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID401281)



Energy Performance Certificate HM Government

96, Valley Road, LONDON, SW18 2XR
 Dwelling type: Ground floor flat
 Date of assessment: 10 January 2018
 Date of certificate: 15 January 2018
 Reference number: 9556-7041-0200-7525-8560
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 101 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 making improvement measures

Estimated energy costs of dwelling for 3 years: £ 2,493
Over 3 years you could save: £ 741

Estimated energy costs of this home		Potential future savings	
Current costs	Potential costs	Current	Potential
Lighting	£ 252 over 3 years	£ 252 over 3 years	£ 252 over 3 years
Heating	£ 1,836 over 3 years	£ 1,892 over 3 years	£ 56 over 3 years
Hot Water	£ 315 over 3 years	£ 316 over 3 years	£ 1 over 3 years
Total	£ 2,403	£ 2,460	£ 57 over 3 years

Energy Efficiency Rating

Current: D (77) Potential: C (72)

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	£ 531	Yes
2 Floor insulation (suspended floor)	£300 - £1,200	£ 207	Yes

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.