

Valleyfield Road, Streatham Common SW16

Tenure: Freehold Borough: Lambeth

£800,000

- Wonderful three bedroom semi with garage
- Amazing South-west facing garden



This excellent semi-detached house has huge potential for extension both into the loft and over the attached garage. It is currently arranged with three bedrooms and bathroom on the first floor, very spacious front reception and kitchen-diner on the ground floor and garage, utility room, shower room and toilet to the side. Accessed from the dining room is the most stunning rear garden with open South-westerly aspect and wonderful views down the hill and out over the south of England. Valleyfield Rd is a popular location close to local schools and with excellent bus routes on the nearby Leigham Court Road.

Valleyfield Road

Approximate Gross Internal Area Total = 147.3 sq m / 1586 sq ft
(Including Garage)

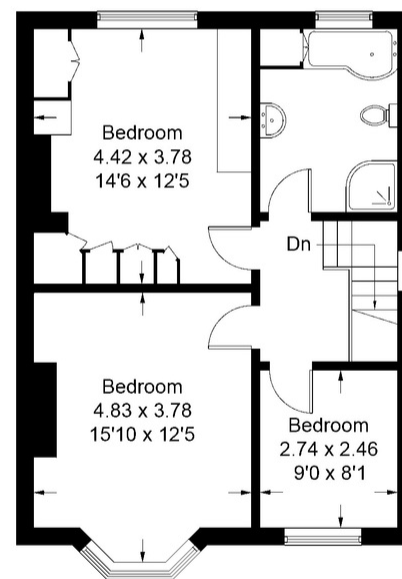
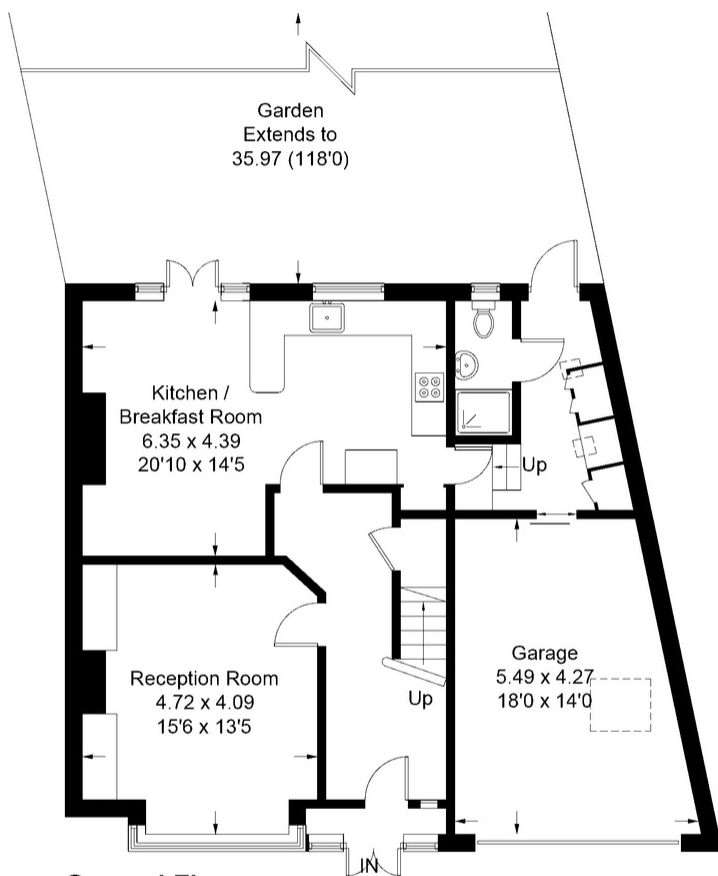
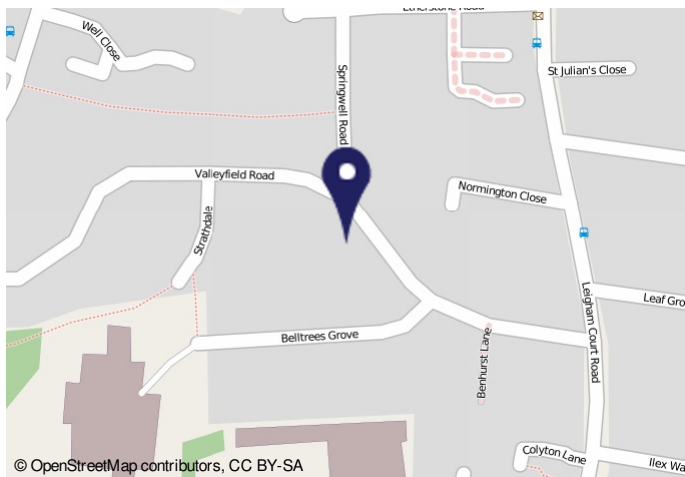


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2018 (ID435556)



Energy Performance Certificate HM Government

65, Valleyfield Road, LONDON, SW16 2BJ
Dwelling type: Semi-detached house
Date of assessment: 15 October 2014
Date of certificate: 18 October 2014

Reference number: 8425-2850-7004-8004-8501
Type of assessment: RUSAP existing dwelling
Total floor area: 129 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:

Current costs	£ 6,495
Over 3 years you could save	£ 3,378

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 405 over 3 years	£ 207 over 3 years	You could save £ 3,378 over 3 years
Heating	£ 5,208 over 3 years	£ 2,571 over 3 years	
Hot Water	£ 792 over 3 years	£ 246 over 3 years	
Total	£ 6,405	£ 3,024	

These figures show how much the average household would spend in this property for heating, lighting and hot water and it is not based on energy used by individual households. This includes energy used 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 shows how it 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
1 Internal or external wall insulation	£4,000 - £14,000	£ 3,741
2 Floor insulation	£900 - £1,200	£ 214
3 Low energy lighting for all fixed outlets	£50	£ 152

See page 3 for a full list of recommendations for this property.

To find out more about the recommendations and the actions you could save money on, visit gov.uk/energy-efficiency-ratings. The Green Deal may enable you to finance your home's energy and thermal efficiency improvements.

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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.