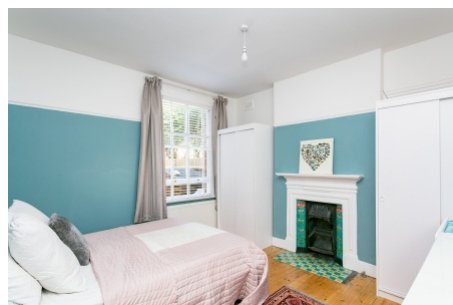


Valley Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

£575,000

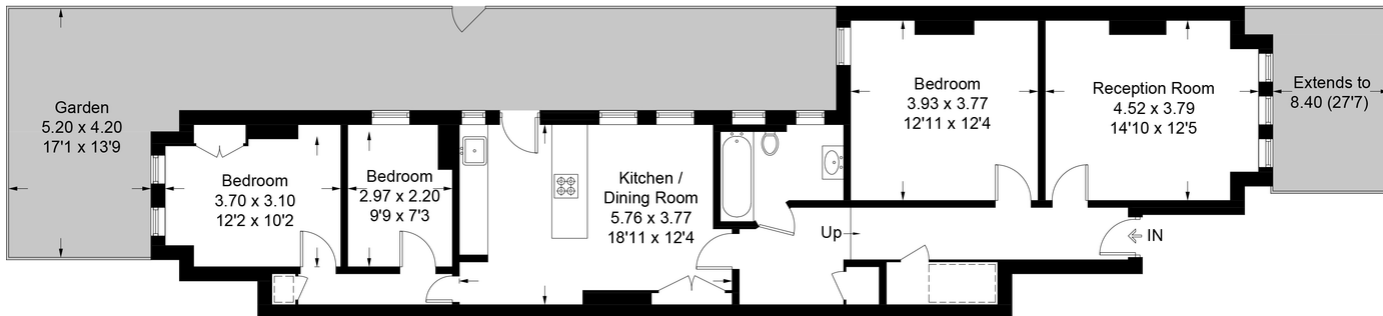
- Excellent decorative order and very spacious
- Lovely front and rear gardens



A beautifully presented three bedroom, ground floor maisonette on a popular road. The accommodation has many original features and has been lovingly refurbished during the current owners occupation. There is a fabulous large kitchen dining room and separate reception room as well as three bedrooms, private front door and lovely front and rear gardens. There is also good storage and the property is located a short walk from the lovely parkland of Streatham common and the Rookery. Both Streatham and Streatham Hill station's are nearby and offer alternative routes into the city and there are a host of bars restaurants and shops on the high road.

Valley Road

Approximate Gross Internal Area = 93.3 sq m / 1004 sq ft
 Reduced Headroom = 1.8 sq m / 20 sq ft
 Total = 95.1 sq m / 1024 sq ft



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. (ID455571)



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Energy Performance Certificate

44, Valley Road
 LONDON
 SW19 2DN

Dwelling type: Ground floor flat
 Date of assessment: 21 January 2010
 Date of certificate: 21 February 2010
 Reference number: 8891-6029-7020-7277-6822
 Type of assessment: RPI or existing dwelling
 Total floor area: 87 m²

This home's performance is rated in terms of the 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		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	D	D
B	B	E	E
C	C	F	F
D	D	G	G
E	E		
F	F		
G	G		

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

	Current	Potential
Energy use	220 kWh/m ² per year	220 kWh/m ² per year
Carbon dioxide emissions	2.9 tonnes per year	2.9 tonnes per year
Lighting	£54 per year	£ 54 per year
Heating	£111 per year	£ 51 per year
Hot water	£39 per year	£ 92 per year

In the table above have been provided to enable prospective buyers and tenants to compare energy and carbon emissions of this home with others. To enable this comparison, the figures have been calculated using standardised surveying conditions (heating pattern, room temperature, etc.) that are the same for all homes. Consequently they are primarily for comparison and not for use in any other way. The figures do not include the impact of the fuel cost for cooking or running appliances, such as TV, fridge etc. nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

Disclaimer: It is for the energy users' benefit that the energy efficiency rating is provided. It is not intended to be used in any way to secure the most favourable price for the property. The Energy Saving Trust provides you with information on improving your dwelling's energy performance.

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.