

## Valley Road, Streatham SW16

Borough: Lambeth

**£2,000 pcm**

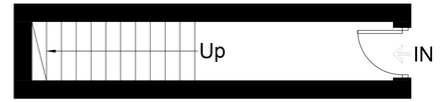
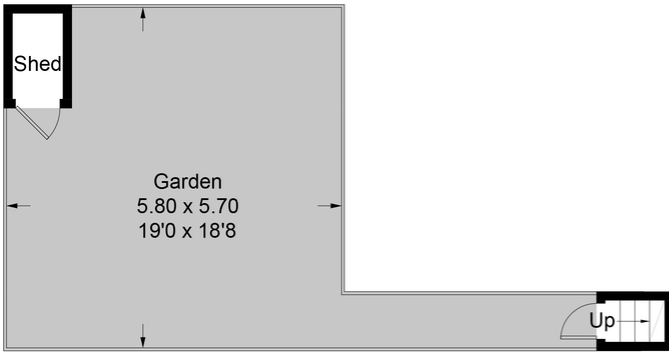
- Three bedroom maisonette
- First floor



A large and spacious, three bedroom, first floor maisonette on Valley Road. The property benefits from a large open plan kitchen/reception room, three generous sized double bedrooms, a smaller study room and a modern tiled bathroom. The property also benefits from direct access on to a private garden. Ideally suited to a family or professional sharers. Valley Road is located within close proximity to Streatham and Streatham Hill BR and the local amenities of Streatham High Road.

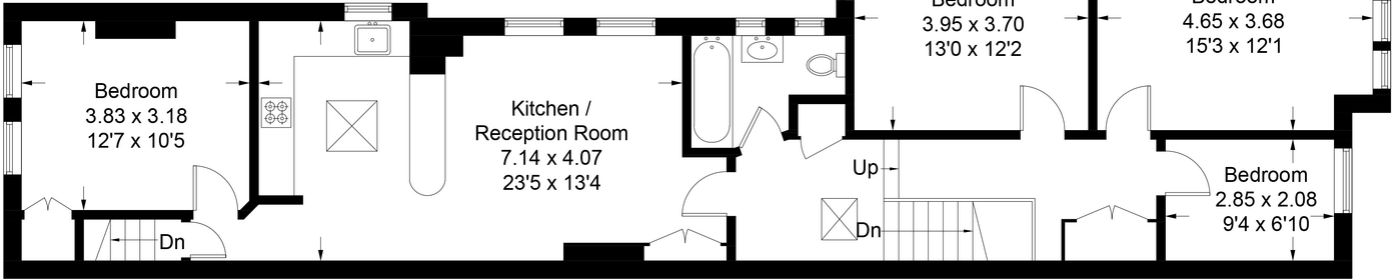
# Valley Road

Approximate Gross Internal Area (Excluding Shed)  
111.3 sq m / 1198 sq ft



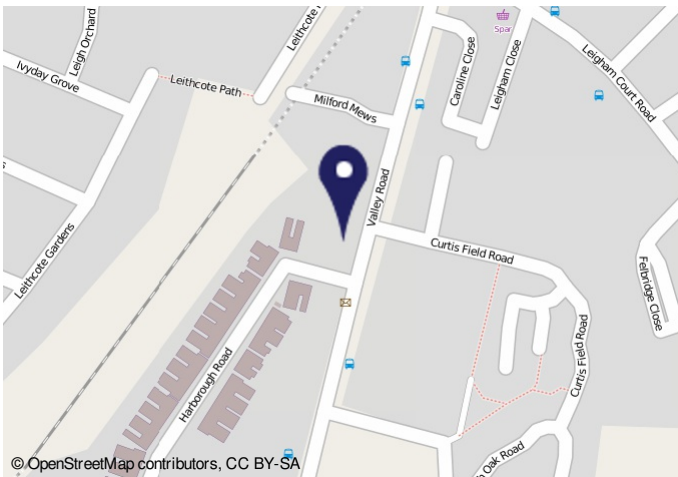
Ground Floor

Ground Floor



First 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. (ID495882)



**Energy Performance Certificate**

80, Valley Road, LONDON, SW18 2JN  
 Dwelling type: Top-floor flat  
 Date of assessment: 08 November 2018  
 Date of certificate: 10 November 2018  
 Reference number: E348-6729-0980-4266-0006  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 62 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 installing improvement measures

**Estimated energy costs of dwelling for 3 years:** **£ 2,799**  
 Over 3 years you could save **£ 858**

Estimated energy costs of this home		Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	
Heating	£ 2,385 over 3 years	£ 1,654 over 3 years	You could save <b>£ 858</b> over 3 years
Hot Water	£ 203 over 3 years	£ 206 over 3 years	
<b>Total</b>	<b>£ 2,799</b>	<b>£ 1,891</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and hot water over 3 years based on energy used by individual households. This includes energy used for heating appliances like TVs, computers and sockets, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Energy efficient: see rating code	Current	Potential
A	D	C

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 65). The EPC rating shown here is based on apparent 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. Flat roof or sloping ceiling insulation	£800 - £1,500	£ 548
2. Internal or external wall insulation	£4,000 - £14,000	£ 231
3. Heating controls (room thermostat)	£200 - £450	£ 91

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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.