

## Valley Road, Streatham SW16

Tenure: Share of Freehold Borough: Lambeth

**£350,000**

- Period conversion
- Share of freehold



A top floor two bedroom flat in a beautiful Victorian conversion property set on a popular road within Streatham. The flat is in need of some modernisation but boasts two double bedrooms and a well-proportioned eat in kitchen and separate living area, offering great potential. There is built in storage as well as loft storage space owned solely by the flat. There is lots of natural light and some rooms benefit from stripped floor boards. The property is close to Streatham Hill, Streatham and Tulse Hill stations as well as the prevalent Streatham Common and Rookery. The property is share of freehold.


# Valley Road

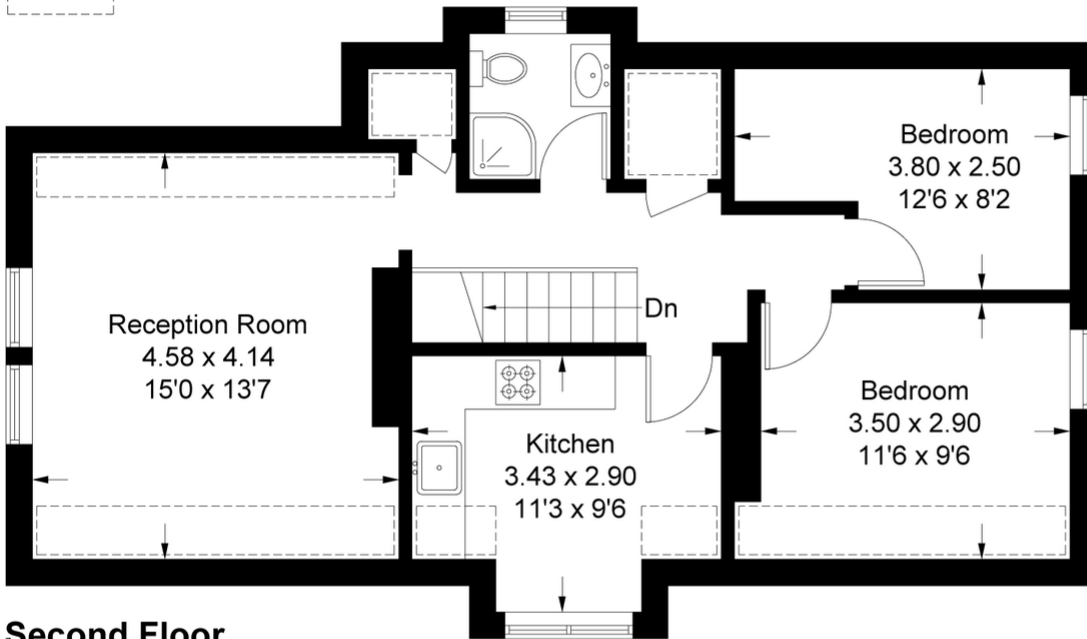
Approximate Gross Internal Area = 57.0 sq m / 614 sq ft

Reduced Headroom = 10.1 sq m / 109 sq ft

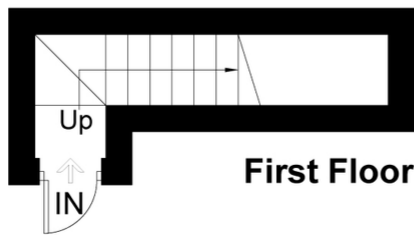
Total = 67.1 sq m / 723 sq ft



 = Reduced headroom below 1.5m / 5'0"

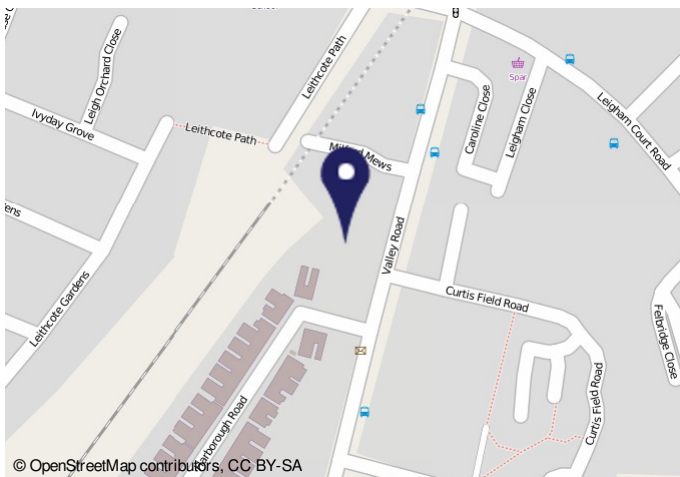



**Second Floor**



**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. (ID517953)



**Energy Performance Certificate** 

10a, Valley Road, LONDON, SW16 2JN  
 Dwelling type: Top-floor flat  
 Date of assessment: 04 March 2019  
 Date of certificate: 13 March 2019  
 Reference number: 0560-2854-7173-8101-8735  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 58 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:**

Current costs	£ 1,999
Over 3 years you could save	£ 453

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 136 over 3 years	£ 136 over 3 years	
Heating	£ 1,209 over 3 years	£ 763 over 3 years	You could save <b>£ 453</b> over 3 years
Hot Water	£ 252 over 3 years	£ 205 over 3 years	
<b>Total</b>	<b>£ 1,597</b>	<b>£ 1,104</b>	

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

**Energy Efficiency Rating**

Energy efficiency (see rating scale)	Current	Potential
Energy efficiency (see rating scale)	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 given 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 measure	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £300	£ 26
2 Internal or external wall insulation	£4,000 - £14,000	£ 304

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 553 304 (not an 0800 number). 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.