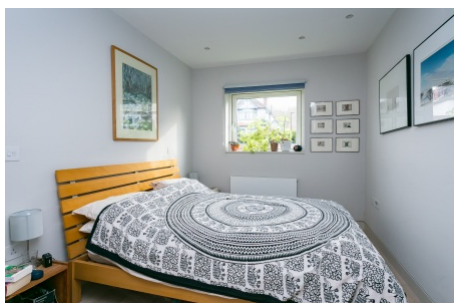


Valley Road, Streatham SW16

Borough: Lambeth

£1,400 pcm

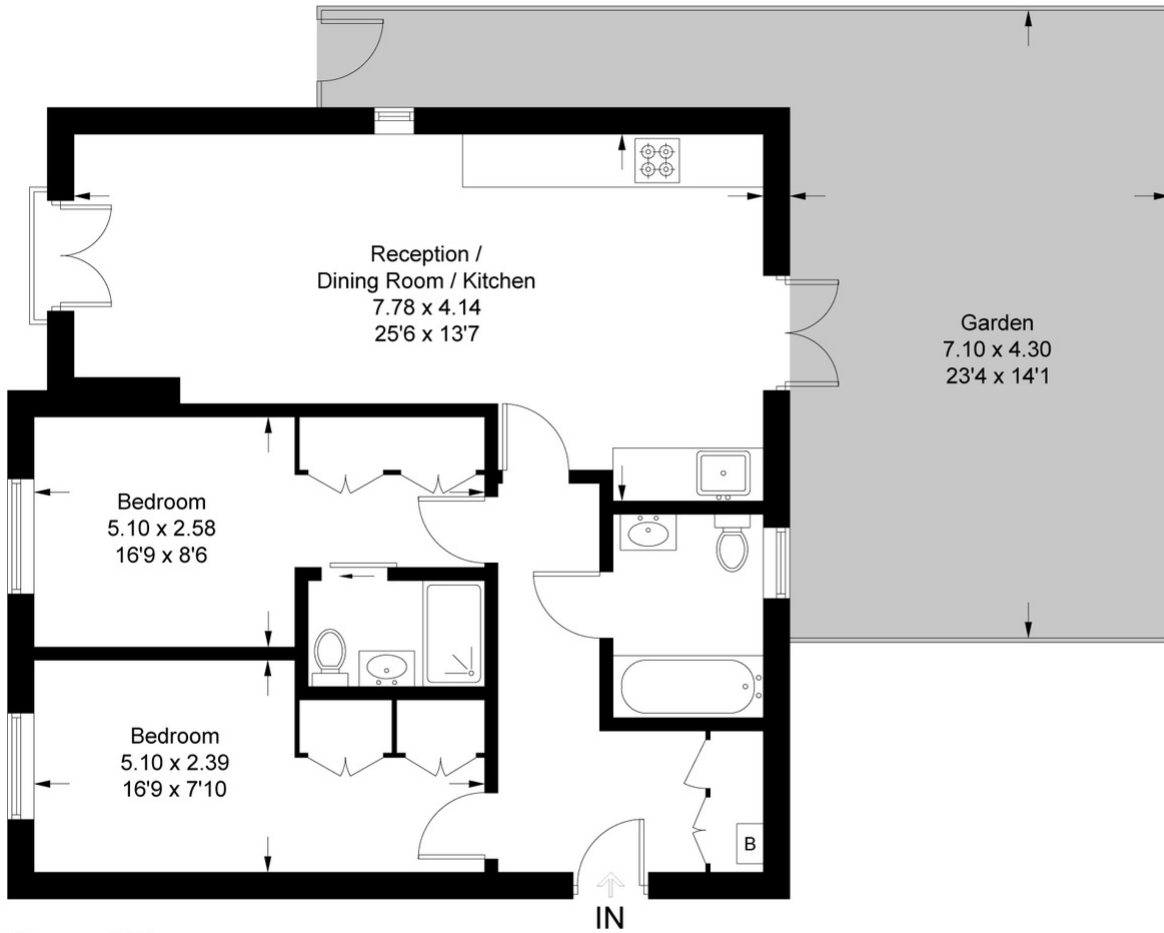
- Two bedroom flat
- Ground floor



A modern and spacious two bedroom flat on Valley Road. This property offers a large open plan kitchen/reception room, two double bedrooms, two bathrooms (one en-suite) and a private patio. The property also benefits from ample storage and a bike lock up, which is private for the building. The property is located within close proximity of Streatham Common, Streatham Station and the amenities of the High Road. PLEASE NOTE THIS PROPERTY IS OFFERED ON A MAXIMUM SIX MONTH CONTRACT. Available soon, furnished.

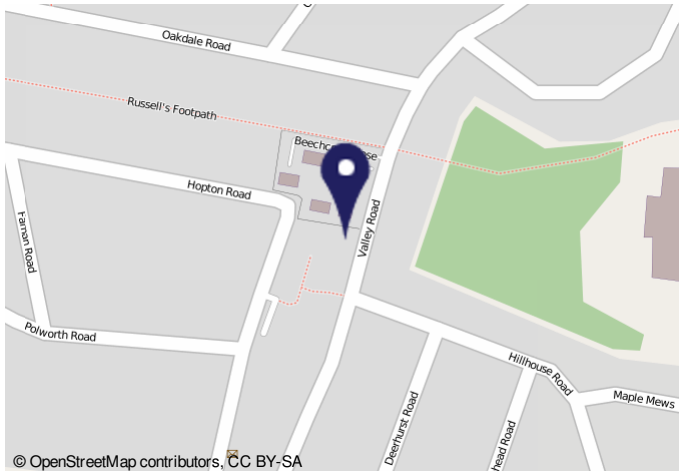
Valley Road

Approximate Gross Internal Area
68.0 sq m / 732 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. (ID518483)



| Energy Performance Certificate | | | |
|--|--------------------|--|---------------------------------|
| Flat 1, 236 Valley Road, LONDON, SW16 2AE | | Reference number: 6295-7637-3100-6433-6926 | |
| Dwelling type: Ground floor flat | | Type of assessment: SAP, new dwelling | |
| Date of assessment: 27 March 2015 | | Total floor area: 67 sq m | |
| Date of certificate: 24 April 2015 | | | |
| Use this document to: | | | |
| * Compare current energy efficiency to see which properties are more energy efficient | | | |
| Estimated energy costs of dwelling for 3 years: | | | £ 1,077 |
| Over 3 years you could save: | | | £ 3 |
| Estimated energy costs of this home | | | |
| | Current costs | Potential costs | Potential future savings |
| Lighting | £ 141 over 3 years | £ 141 over 3 years | |
| Heating | £ 636 over 3 years | £ 636 over 3 years | |
| Hot Water | £ 292 over 3 years | £ 279 over 3 years | |
| Totals | £ 1,077 | £ 1,074 | You could save 0.3 over 3 years |
| <small>These figures show the average household would spend on this property for heating, lighting and hot water and is not based on energy used by individual households. This exclusion strategy is for rating appliances like TVs, computers and mobile, and electricity generated by regeneration.</small> | | | |
| Energy Efficiency Rating | | | |
| | Current | Potential | |
| Energy Efficiency Rating | D | C | |
| <small>The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. 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 standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</small> | | | |

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.