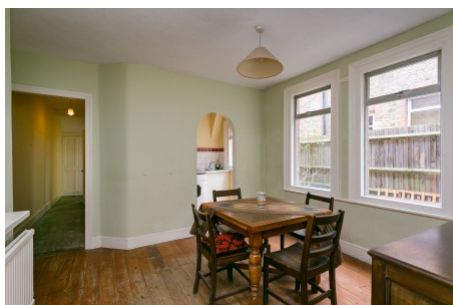


Valley Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£525,000

- Chain free
- Front & rear gardens



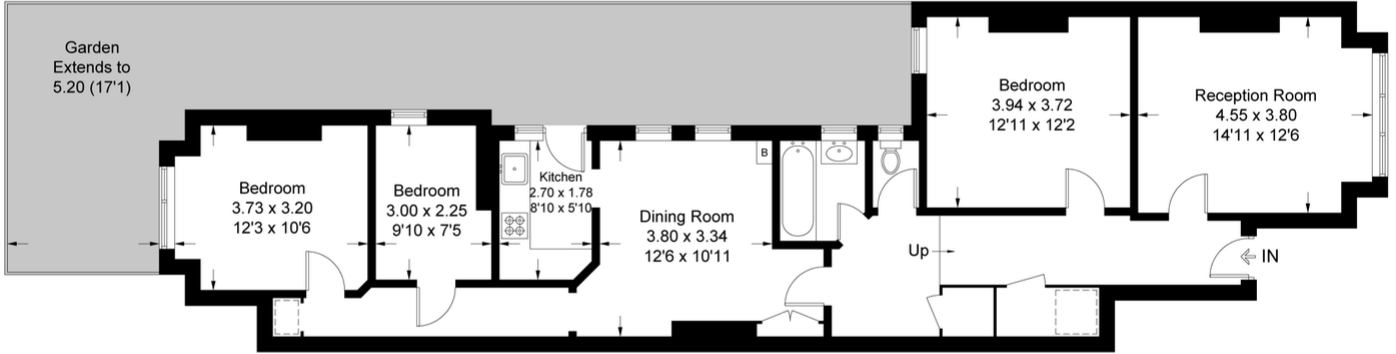
A truly lovely three bedroom ground floor, Edwardian maisonette with front and rear gardens as well as private entrance. The property comprises large reception, kitchen-diner and three double bedrooms. There is a wealth of in-built storage and some lovely period features such as an original fireplace in the front reception room and original floor boards. The property is in need of modernisation but gives the opportunity for new owners to create their very own perfect home. Valley Road is well located with excellent rail links at Streatham Hill or Streatham Station providing easy access to London Bridge or Victoria. There are both primary and secondary schools close by. Streatham Common is at the end of the road with the excellent shops, bars and restaurants that are offered on the High Road.

Valley Road

Approximate Gross Internal Area
 Ground Floor = 98.0 sq m / 1055 sq ft
 Reduced Headroom = 1.2 sq m / 13 sq ft
 Total = 99.2 sq m / 1068 sq ft

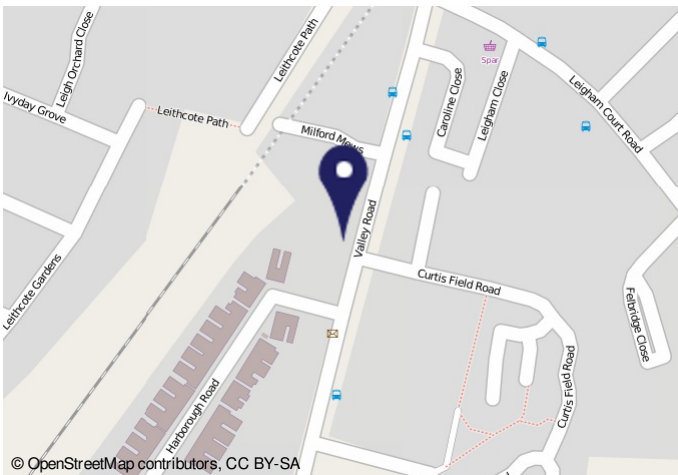


= Reduced headroom below 1.5m / 5'0



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. (ID529173)



Energy Performance Certificate

62, Valley Road, LONDON, SW18 2ZN
 Dwelling type: Ground floor flat
 Date of assessment: 21 March 2019
 Date of certificate: 28 March 2019

Reference number: 8401-7827-6020-8366-8926
 Type of assessment: RdSAP existing dwelling
 Total floor area: 88 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: **£ 1,815**
Over 3 years you could save **£ 447**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	
Heating	£ 1,317 over 3 years	£ 867 over 3 years	You could save £ 447 over 3 years
Hot Water	£ 297 over 3 years	£ 300 over 3 years	
Total	£ 1,815	£ 1,368	

These figures show how much the average household would spend in this property for heating, lighting and hot water and are not 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

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 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. Internal or external wall insulation	£4,000 - £14,000	£ 273
2. Floor insulation (suspended floor)	£800 - £1,200	£ 171

To find out more about the recommended measures and other actions you could take to save money visit www.gov.uk/energy-guidance or call 0800 553 304 (text and email options also available). The Green Deal may enable you to make your home warmer and cheaper to run.

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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.