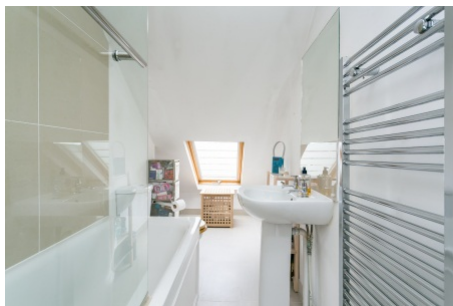


## Valley Road, Streatham SW16

Borough: Lambeth

**£1,500 pcm**

- One bedroom top floor flat
- Open plan kitchen/ living room



A beautifully presented and light one bedroom, top floor flat located on Valley Road. The property comprises large open plan living room/kitchen, fitted with appliances, a double bedroom with ample storage and a modern tiled bathroom. The property also benefits from lots of natural light and is very quiet as the reception room faces out the back of the building. The property is located within close proximity of Streatham Common, Streatham Station and the amenities of the High Road. Available from mid-February, furnished.

Rent (£1,500pcm), 5 week security Deposit (£1,730.00), 12 month tenancy. Council tax band C, Lambeth.


# Valley Road

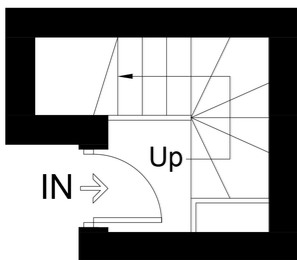
Approximate Gross Internal Area = 43.7 sq m / 470 sq ft  
(Excluding Eaves)

Reduced Headroom = 6.3 sq m / 68 sq ft

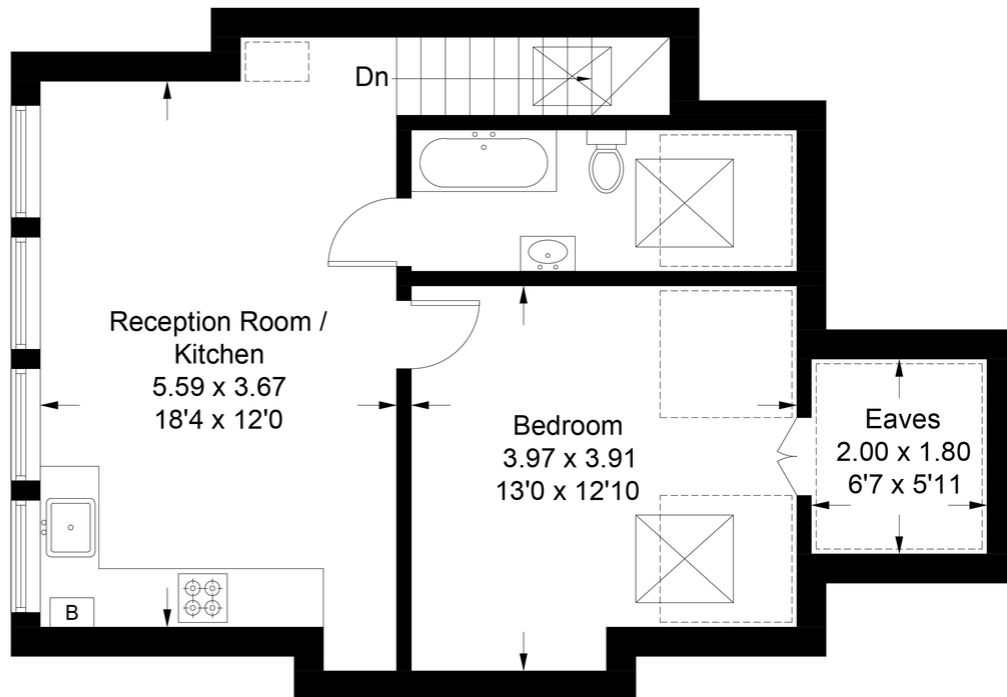
Total = 50.0 sq m / 538 sq ft



 = Reduced headroom below 1.5m / 5'0

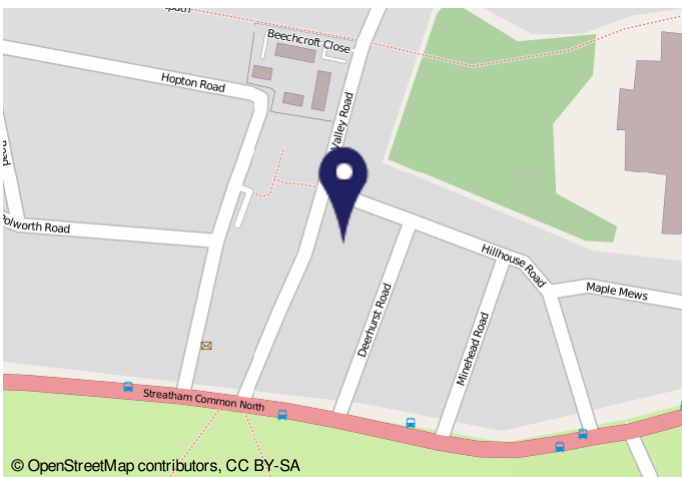



**First Floor**



**Second 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. (ID540780)



**Energy Performance Certificate** 

Flat C, 295 Valley Road, LONDON, SW14 2AB  
 Dwelling type: Top floor flat  
 Date of assessment: 12 July 2017  
 Date of certificate: 19 July 2017  
 Reference number: 8163-6423-8900-1322-3962  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 48 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	£ 2,223	
Over 3 years you could save	£ 414	

Estimated energy costs of this home			Potential future savings
Lighting	£ 215 over 3 years	£ 108 over 3 years	You could save £ 414 over 3 years
Heating	£ 1,752 over 3 years	£ 1,443 over 3 years	
Hot Water	£ 256 over 3 years	£ 206 over 3 years	
<b>Total</b>	<b>£ 2,223</b>	<b>£ 1,657</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not 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	
Current: <b>D</b>	Potential: <b>B</b>

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 measures	Indicative cost	Typical savings over 3 years
1. Low energy lighting for all fixed outlets	£20	£ 20
2. Heating controls (room thermostat and TRVs)	£350 - £450	£ 266
3. Replace single glazed windows with low-E double glazed windows	£3,200 - £5,500	£ 175

For more information on energy efficiency measures and to find out more about how to improve your home, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). 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.