

## Valley Road, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

**£800,000**

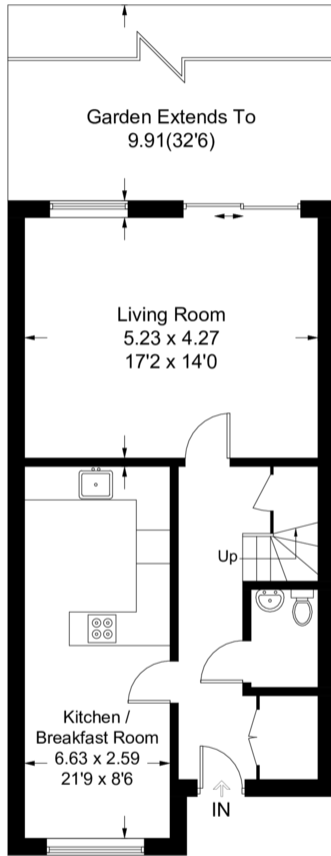
- Fabulous modern house
- Light and airy



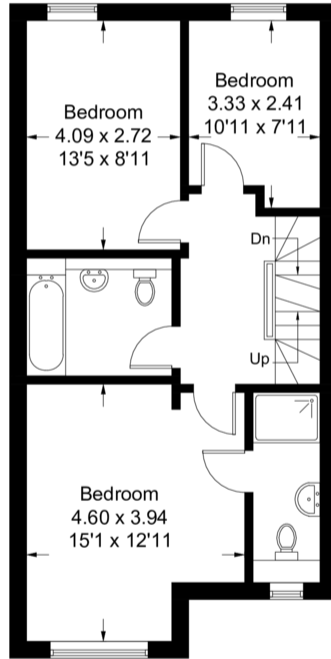
This is a very smart and stylish four bedroom house arranged over three floors with a magnificent top floor master suite that has a vaulted ceiling to give a great sense of space and light. There are three further bedrooms on the first floor, one of which has an en suite, an additional family bathroom and ground floor cloakroom. Outside is a well-kept rear garden and two parking spaces. The house is located close to the open parkland of Streatham Common and landscaped gardens of The Rookery. Both Streatham and Streatham Common stations are within walking distance and provide alternative routes into the city as do bus routes next to The Common and on Streatham High Road where there are a host of shops, bars and restaurants.

# Valley Road

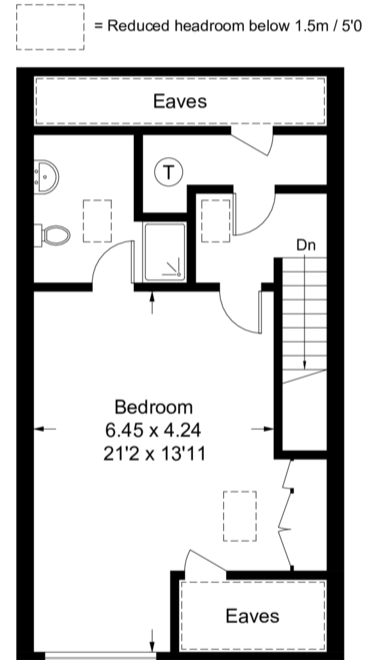
Approximate Gross Internal Area Total = 155.9 sq m / 1678 sq ft  
(Excluding Eaves)



**Ground Floor**  
602 Sq ft

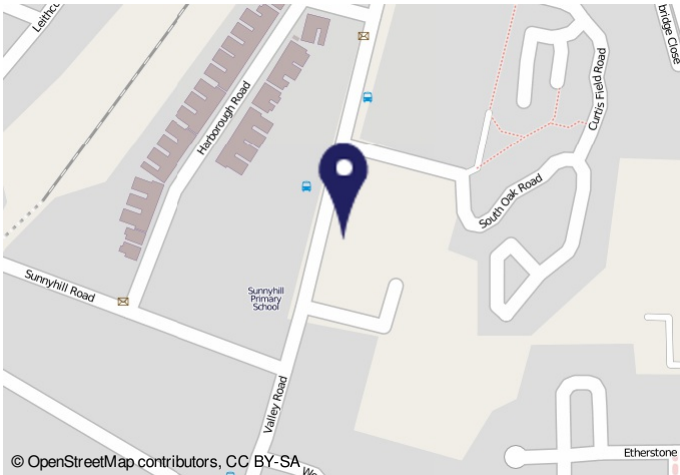


**First Floor**  
597 Sq ft



**Second Floor**  
479 Sq ft (Excluding Eaves)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2019 (ID547511)



**Energy Performance Certificate** HM Government

99 Valley Road, LONDON, SW16 2BG  
 Dwelling type: Mid-terrace house  
 Date of assessment: 23 July 2014  
 Date of certificate: 23 July 2014  
 Reference number: 2478-2016-7380-2714-2924  
 Type of assessment: SAP, new dwelling  
 Total floor area: 168 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 this home		Potential future savings
Lighting	£ 243 over 3 years	£ 243 over 3 years
Heating	£ 688 over 3 years	£ 688 over 3 years
Hot Water	£ 324 over 3 years	£ 177 over 3 years
<b>Total</b>	<b>£ 1,255</b>	<b>£ 1,141</b>

Over 3 years you could save **£ 114**

**Energy Efficiency Rating**

Current	Potential
4	5

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.

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 standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1. Solar water heating	£4,000 - £8,000	£ 144

**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.