

## Valley Road, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

**£650,000**

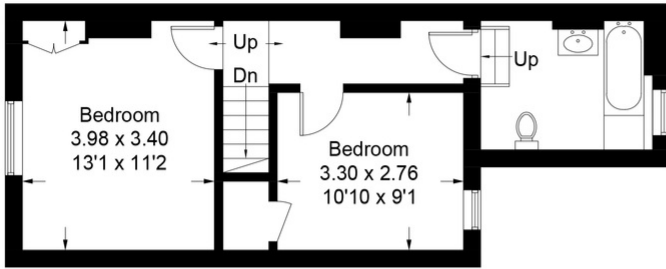
- Beautifully presented
- Semi Detached House



This is a super home with GREAT CHARM and CHARACTER. The kitchen dining room is overlooking the WELL KEPT GARDEN and the OFF STREET PARKING is a rarity in the area. The property is smartly decorated and The entrance hall with wc/utility space are something that few of the houses in the area have. The garden is walled and private with access to the front and a built-in wood store. Streatham common and the landscaped gardens of The Rookery are a short walk as is the high street, shops bars and restaurants and railway stations.

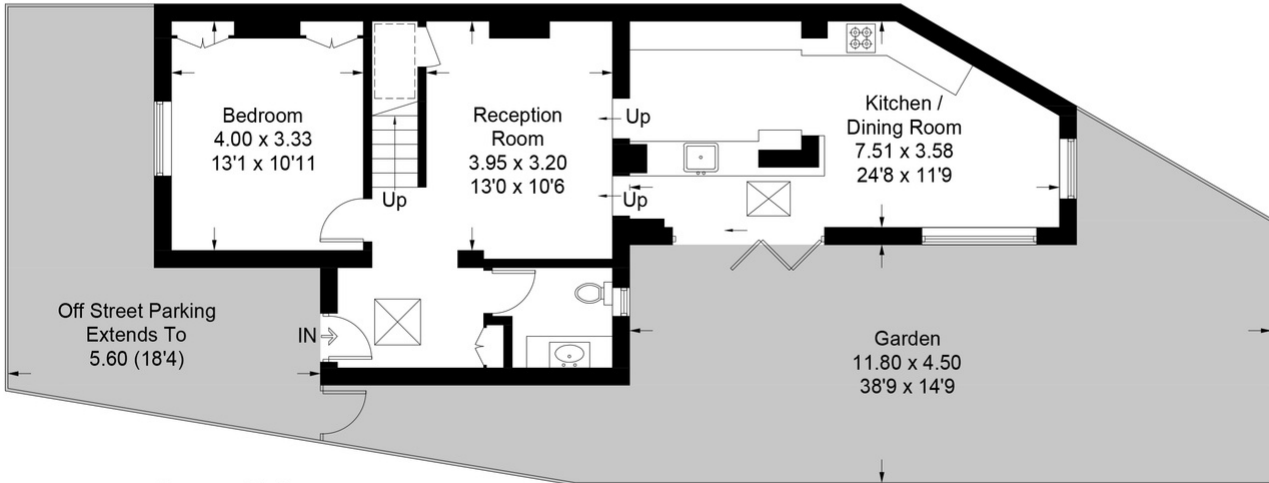
# Valley Road

Approximate Gross Internal Area = 104.1 sq m / 1120 sq ft  
 Reduced Headroom = 0.9 sq m / 10 sq ft  
 Total = 105.0 sq m / 1130 sq ft



**First Floor**

= 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. (ID552279)



**Energy Performance Certificate**

106, Valley Road  
LONDON  
SW16 5DS

Dwelling type: Semi-detached house  
Date of assessment: 28 March 2010  
Date of certificate: 28 March 2010  
Reference number: 8006-1307-4429-8728-0703  
Type of assessment: RICS/EP, existing dwelling  
Total floor area: 72 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	B	D	C
B	C	E	D
C	D	F	E
D	E	G	F
E	F		G
F	G		
G			

England & Wales 2009-10-01-31-03-10

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less impact it has on the environment.

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	374 kWh/m <sup>2</sup> per year	321 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	4.8 tonnes per year	2.8 tonnes per year
Lighting	£68 per year	£37 per year
Heating	£108 per year	£59 per year
Hot water	£90 per year	£33 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one house with another. To enable this comparison the figures have been calculated using standardised rating conditions (heating pattern, room temperature, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuel used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

It is a legal requirement to display the energy performance certificate (EPC) in a public and easily accessible location on the premises.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your building's energy performance.

**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.