

Valley Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

£575,000

- Edwardian maisonette
- Private west-facing Garden



A brilliant two bedroom ground floor Edwardian Maisonette with private garden and its own entrance. The flat is in excellent condition throughout with a mix of the modern (kitchen and bathroom) and the traditional (fireplaces, original cupboards etc). The property has wonderful living space with a large kitchen-diner and front reception. Valley Road is a short walk from Streatham Hill station with excellent access to the City. There are also brilliant local schools on Sunnyhill Road and at Dunraven.

Valley road

Approximate Gross Internal Area = 91.5 sq m / 985 sq ft

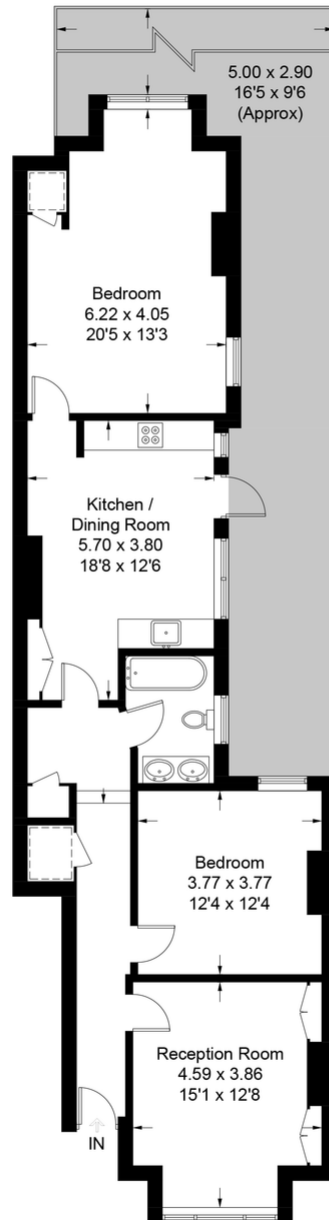
(Excluding Reduced Headroom)

Reduced Headroom = 1.8 sq m / 19 sq ft

Total = 93.3 sq m / 1004 sq ft

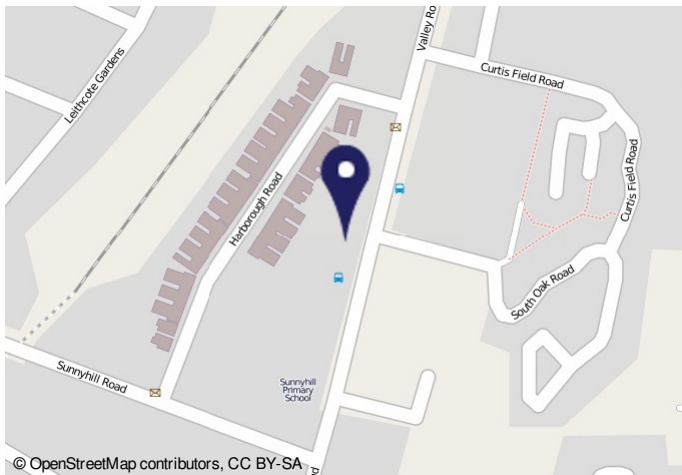


= Reduced headroom below 1.5m / 5'0"



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. (ID610144)



Energy Performance Certificate

134, Valley Road, LONDON, SW16 2XR
 Dwelling type: Ground floor maisonette
 Date of assessment: 11 April 2012
 Date of certificate: 12 April 2012
 Reference number: 9158-6075-6294-6872-2960
 Type of assessment: RdSAP existing dwelling
 Total floor area: 64 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: **£ 2,490**
Over 3 years you could save **£ 963**

Estimated energy costs of this home		Potential future savings
Current costs	Potential costs	
Lighting £ 285 over 3 years	£ 144 over 3 years	
Heating £ 1,815 over 3 years	£ 587 over 3 years	
Hot Water £ 390 over 3 years	£ 206 over 3 years	
Total £ 2,490	£ 937	

These figures show how much the average household would spend in this property for heating, lighting and hot water and 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

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.

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	£ 248
2 Floor insulation	£800 - £1,200	£ 159
3 Draught proofing	£80 - £120	£ 94

See page 3 for a full list of recommendations for this property.
 To receive advice on what measures you can take to reduce your energy bills, visit www.tripowerenergyadvice.org.uk or call freephone 0800 444212. 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.