

Valley Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£650,000

- Three bedroom house
- Large garden

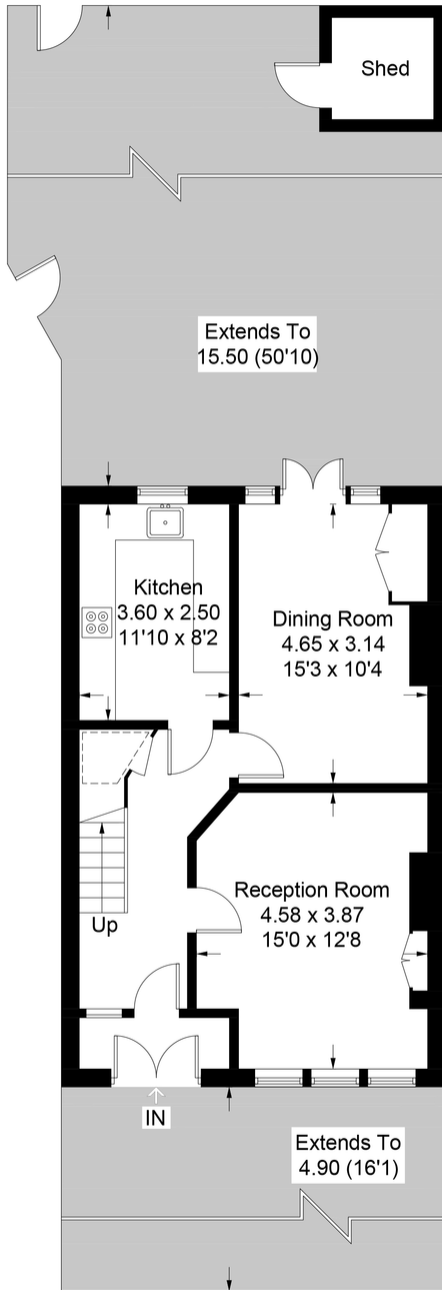


A bright three bedroom house situated on a popular street, boasting original floorboards and fireplaces. The property comprises of two reception rooms, fitted kitchen and a large garden on the ground floor. The first floor offers two double bedrooms, a single room and family bathroom. There is potential to extend on the ground floor or into the loft, subject to planning permissions. Streatham Common and the landscaped gardens of the Rookery are a short walk away, plus the amenities of the High Road.

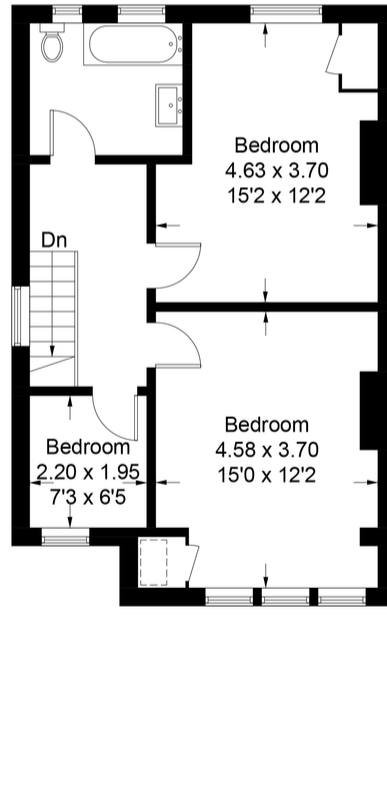
In accordance with the 1979 Estate Agents act we inform you that the owner of the property is related to an employee of Brooks Estate Agents.

Valley Road

Approximate Gross Internal Area = 106.2 sq m / 1143 sq ft
 (Excluding Shed / Reduced Headroom)
 Reduced Headroom = 1.3 sq m / 14 sq ft
 Total = 107.5 sq m / 1157 sq ft



= Reduced headroom below 1.5m / 5'0"



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. (ID611268)



Energy Performance Certificate

31, Valley Road, LONDON, SW18 2XL Reference number: 8168-7228-6939-3137-8966
 Dwelling type: Semi-detached house Date of assessment: 13 November 2018 Type of assessment: RdSAP existing dwelling
 Date of certificate: 13 November 2018 Total floor area: 106 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: £ 2,055
 Over 3 years you could save £ 624

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 210 over 3 years	
Heating	£ 1,528 over 3 years	£ 1,002 over 3 years	You could save £ 524 over 3 years
Hot Water	£ 321 over 3 years	£ 219 over 3 years	
Total	£ 2,059	£ 1,431	

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 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. Increase loft insulation to 270 mm	£100 - £300	£ 52
2. Internal or external wall insulation	£4,000 - £14,000	£ 321
3. Floor insulation (suspended floor)	£800 - £1,200	£ 98

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.trustedenergycouncil.org.uk or call freephone 0800 444422. 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.