

## Valley Road, Streatham Hill SW16

Tenure: Freehold Borough: Lambeth

**£675,000**

- Meticulously refurbished and decorated by current owners
- Very large rear garden and parking



This is a fabulous house with parking for two cars, lovely decked and lawned rear garden and large useful cellar. The house has been refurbished throughout and is bright, modern and stylish. There are three double bedrooms and lovely bathroom upstairs and a through reception room kitchen which overlooks the superb garden. Streatham Hill is a short walk away with shops, bars and restaurants as well as the station to Clapham Junction and Victoria or bus routes into the city. The common and Rookery are at the other end of the road to provide welcome parkland.

# Valley Road

Approximate Gross Internal Area = 148.9 sq m / 1603 sq ft

Reduced Headroom = 25.0 sq m / 269 sq ft

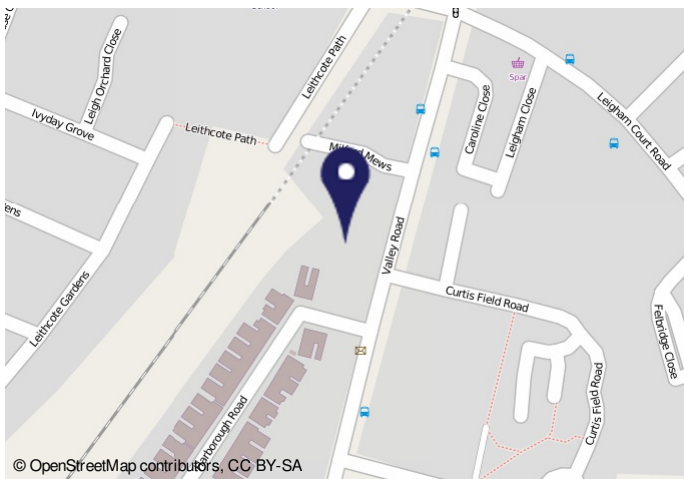
Total = 173.9 sq m / 1872 sq ft



= 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. (ID693506)



**Energy Performance Certificate**

30, Valley Road, LONDON, SW18 2XN  
 Dwelling type: Midterrace house  
 Date of assessment: 05 November 2014  
 Date of certificate: 05 November 2014  
 Reference number: 0958-1953-7259-2734-7930  
 Type of assessment: RdSAP existing dwelling  
 Total floor area: 117 sqm

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 making improvement measures

**Estimated energy costs of dwelling for 3 years:**

Current costs	£ 3,663
Over 3 years you could save	£ 1,966

**Estimated energy costs of this home**

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 330 over 3 years	£ 195 over 3 years	You could save £ 1,966 over 3 years
Heating	£ 2,718 over 3 years	£ 1,236 over 3 years	
Hot Water	£ 615 over 3 years	£ 246 over 3 years	
<b>Total</b>	<b>£ 3,663</b>	<b>£ 1,677</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**

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 69).

The EPC rating shown 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	£ 54
2. Cavity wall insulation	£500 - £1,500	£ 354
3. Floor insulation	£800 - £1,200	£ 162

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.energyguidance.org.uk](http://www.energyguidance.org.uk) or call freephone 0800 444422. The Green Deal may enable you to fund your home's energy efficiency to suit you.

**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.