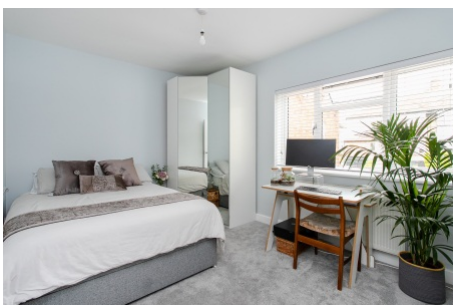


## Valleyfield Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£500,000**

- Benefits of semi-detached leasehold house
- Delightful south-facing garden



A NEWLY REFURBISHED, two storey property that boasts its own front door, private OFF-STREET PARKING, private SOUTH-FACING GARDEN and SUBSTANTIAL LOFT. In a superb location on a desirable residential street, within short walking distance of four train stations, bustling amenities and expansive parkland. This is a unique and excellently presented property. It is technically an apartment due to its lease arrangement with two neighbouring flats, however it has the feel and benefits of a semi-detached house, with no one above or below. Downstairs, the property features an open-plan living space and newly refurbished Howdens kitchen, overlooking the private garden. Upstairs both bedrooms, are good-sized doubles, one with en-suite and the other with stunning west-facing views. The property is chain free.

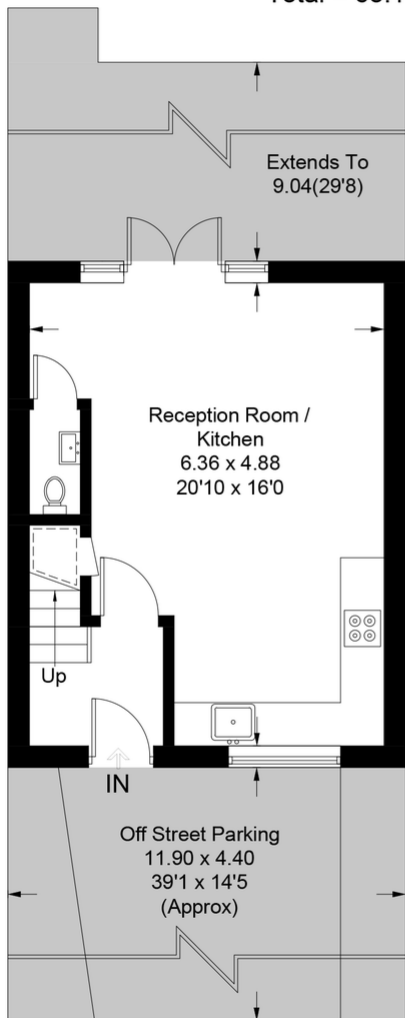
# Valleyfield Road

Approximate Gross Internal Area = 62.6 sq m / 674 sq ft

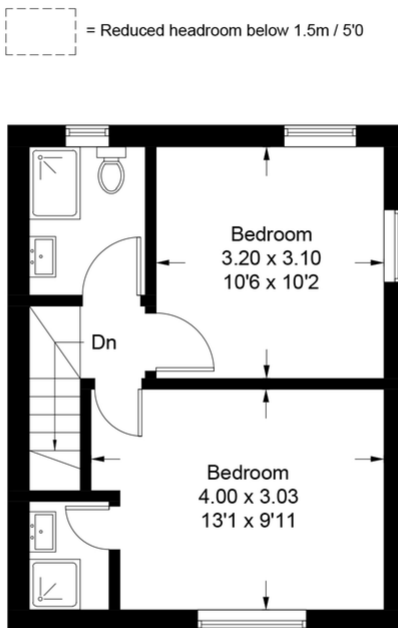
(Excluding Reduced Headroom)

Reduced Headroom = 0.5 sq m / 5 sq ft

Total = 63.1 sq m / 679 sq ft

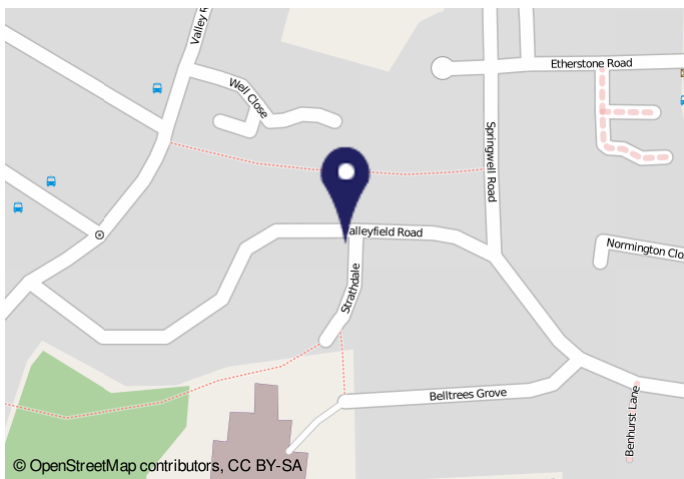


**Ground Floor**



**First 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. (ID747069)



4120201 Energy performance certificate (EPC) - Flat an energy certificate - G201UK

### Energy performance certificate (EPC)

This Valleyfield Road  
Letchworth  
SG9 9JH

Energy rating **C**

Valid until 31 August 2024 Certificate number 9999-3686-7447-2474-3669

**Property type**  
end-terrace house

**Total floor area**  
63 square metres

**Rules on letting this property**  
Properties can be rented if they have an energy rating from A to E.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the conditions and exemptions for letting a property with a low energy rating here: [landlords energy guide](#)

**Energy efficiency rating for this property**  
This property's current energy rating is C. It has the potential to be B.  
[See how to improve this property's energy performance.](#)

How this energy certificate digital certificate was generated: [energy certificate](#) 9999-3686-7447-2474-3669

**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.