

## Valleyfield Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

**£1,000,000**

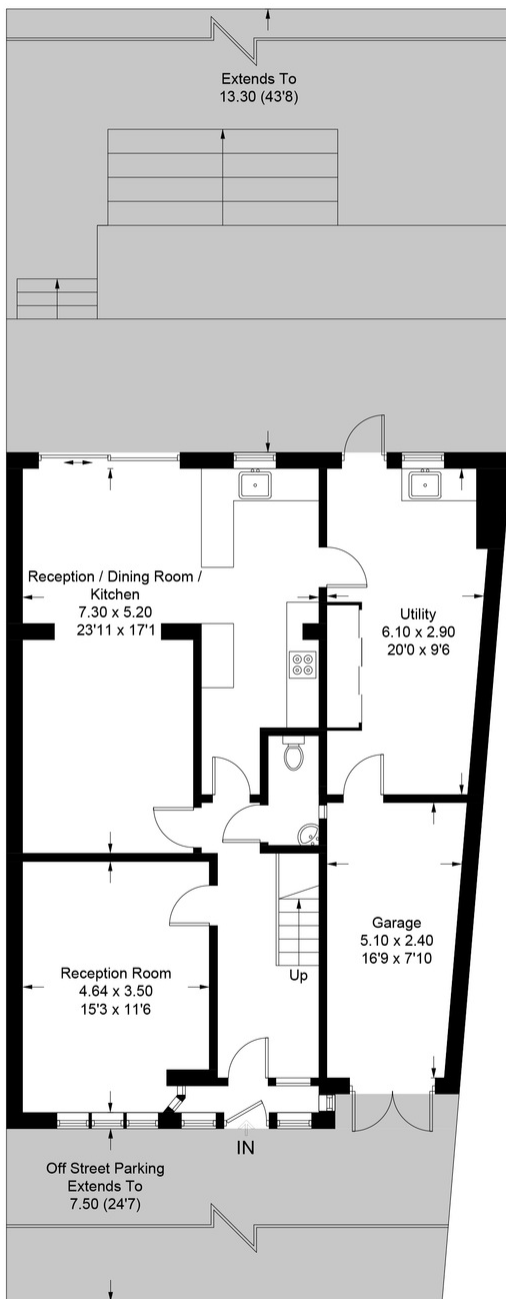
- Five bedrooms, Two bathrooms
- South East facing garden



A wonderful five bedroom semi-detached house with private driveway and garage. The house is presented in very good condition throughout with the ground floor boasting a front reception room, rear reception room opening to a kitchen-diner with modern double-glazed sliding doors leading onto a beautiful tiered garden combining patio, lawned and decked areas. There is also a large utility room and downstairs cloakroom. Upstairs are five bedrooms and two bathrooms with a total overall space of nearly 2000sq ft. Valleyfield Road is a lovely residential street with Streatham Common nearby and the excellent Julians Primary school also in walking distance.

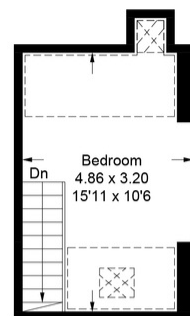
# Valleyfield Road

Approximate Gross Internal Area = 175.8 sq m / 1892 sq ft  
 Reduced Headroom = 7.5 sq m / 81 sq ft  
 Total = 183.3 sq m / 1973 sq ft

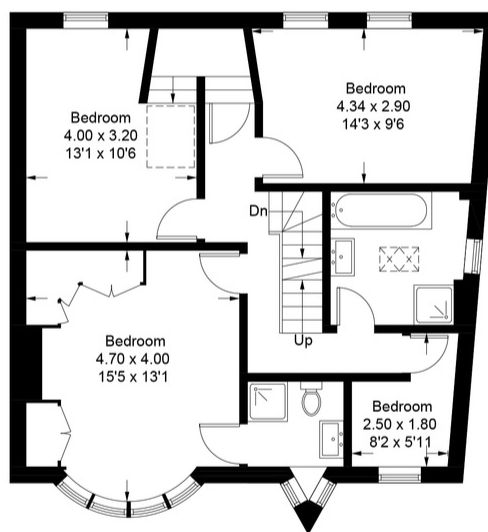


Ground Floor

= Reduced headroom below 1.5m / 5'0



Second 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. (ID789331)



Energy performance certificate (EPC) - Final energy certificate (DEC)

Energy rating	E
Current	44.00
Potential	64.00

Property type: Semi-detached house  
 Total floor area: 171 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 [more about exemptions on the government website](#) and [check here](#) for further information on the rules.

**Energy efficiency rating for this property**  
 This property's current energy rating is E. It has the potential to be B.

**Energy efficiency rating for this property**  
 The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:  
 the average energy rating is D,  
 the average energy score is 60.

**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.