

Valley Road, Streatham Hill SW16

Tenure: Leasehold Borough: Lambeth

Offers in excess of £425,000

- Two bedrooms, Two bathrooms
- No onward chain and quick completion possible

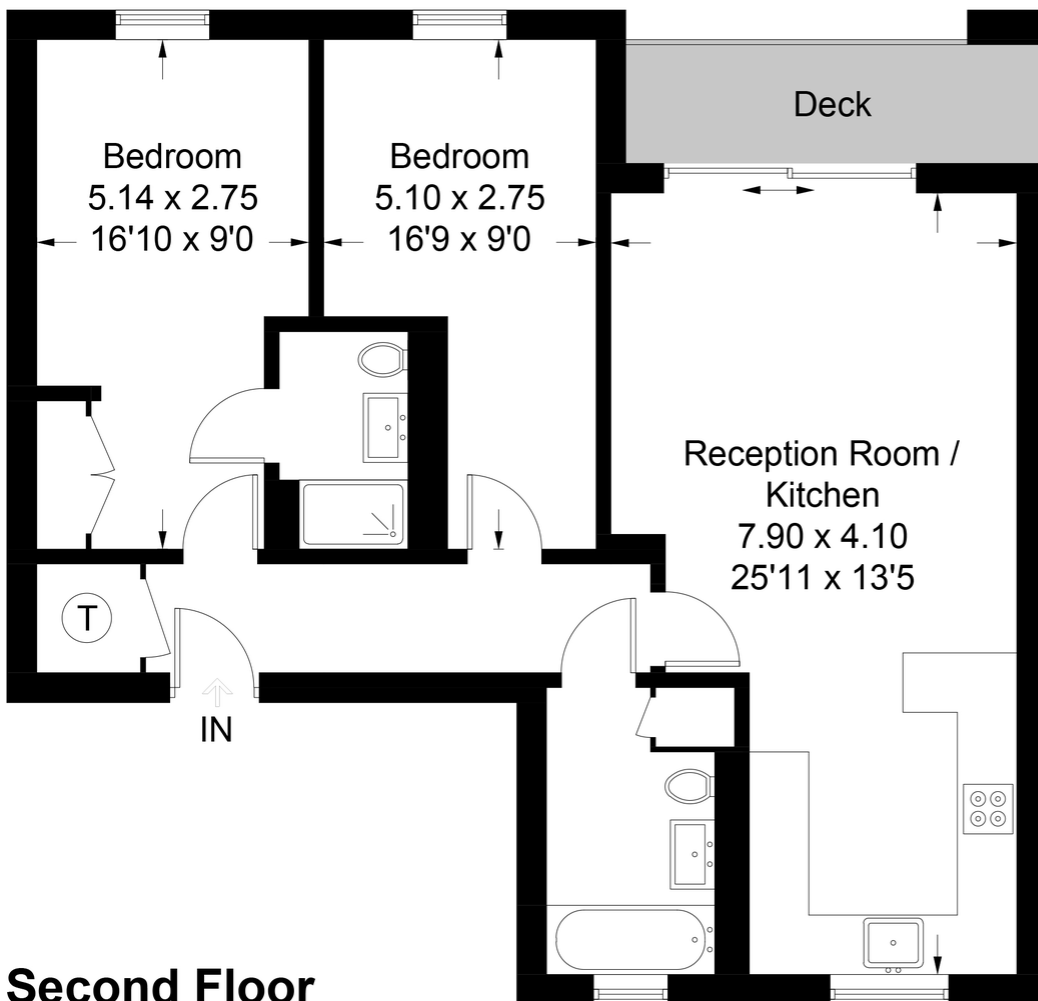


This is a fabulous modern apartment, with a great open plan kitchen reception room with lots of windows and a big covered balcony. The property is modern and bright with a feeling of space and light throughout. There are two double bedrooms, one with an en-suite bathroom. This is a smart low rise modern block with parking and well kept halls and passenger lift. Nearby are the open parklands of Streatham Common and the landscaped gardens at the Rookery, as well as Streatham and Streatham Hill stations providing alternative routes into the city. There are also large supermarkets, the hub leisure facilities all a short walk away.

Valley Road

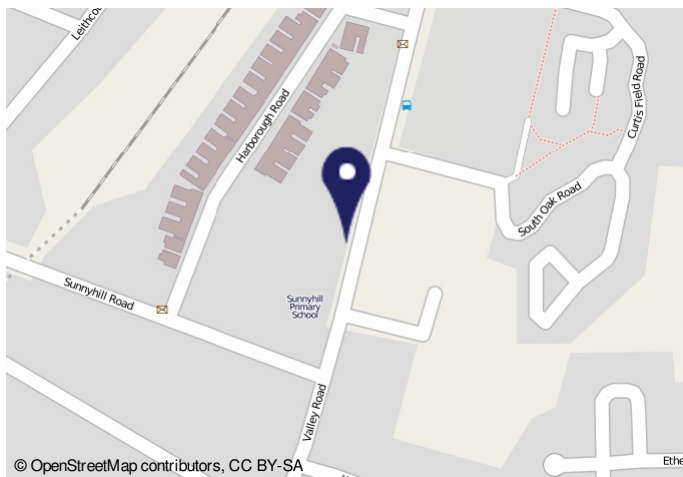


Approximate Gross Internal Area = 71.8 sq m / 773 sq ft



Second 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. (ID722365)



Energy performance certificate (EPC)

Flat 11 110, Valley Road Lutterworth NN16 2BS	Energy rating B
Valid until 11 November 2024	Certificate number W04-3412-7342-8294-4025

Property type

Mid-floor flat

Total floor area

70 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](#) or the [regulation and enforcement \(licensing\) rules on energy performance certificates](#) for more information.

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)

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.