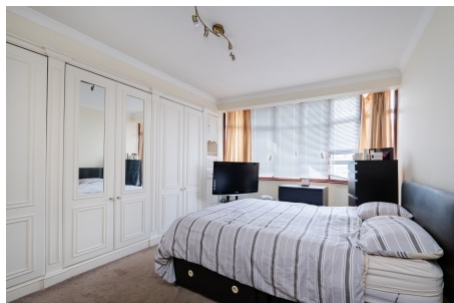


Valley Road, Streatham SW16

Tenure: Freehold Borough: Lambeth

£650,000

- Three bedroom semi-detached 1930's house
- Excellent local schools



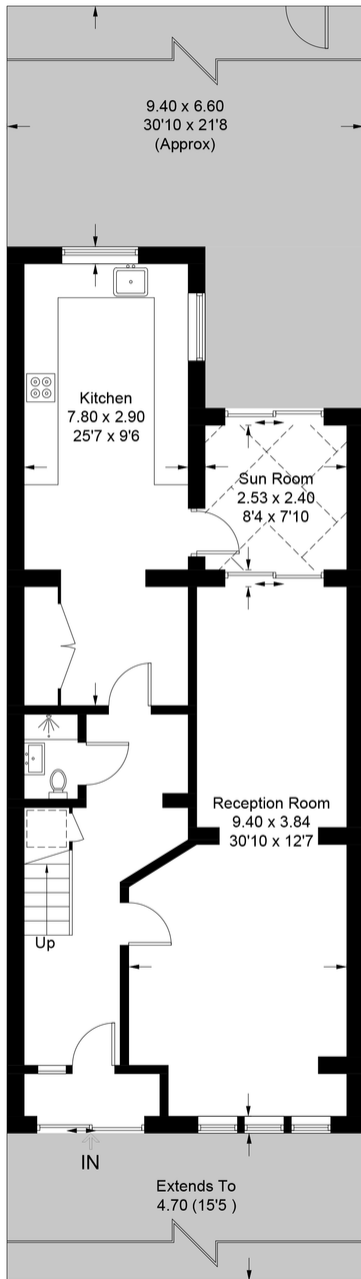
This three bedroom semi-detached 1930's style house offers excellent potential with a large loft that could be converted subject to the usual permissions. It has a great private garden and is offered to the market with no onward chain. The property is in an excellent location with the 'outstanding' Dunraven school being very nearby along with a range of other excellent local schools. Rail links can be found at Streatham Hill station a short walk away, along with various shops, bars and restaurants, plus the wide open spaces of Streatham Common and landscaped gardens at the Rookery are at the end of the street.

Valley Road

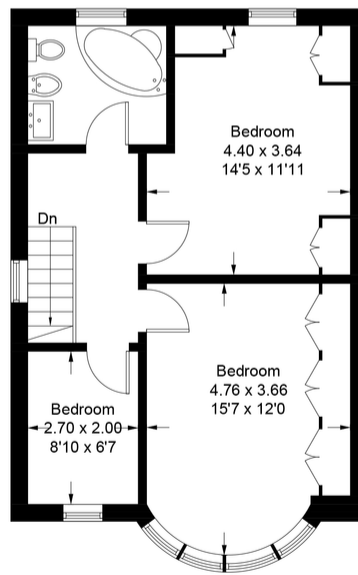
Approximate Gross Internal Area = 127.7 sq m / 1375 sq ft
(Excluding Reduced Headroom)

Reduced Headroom = 0.6 sq m / 6 sq ft

Total = 128.3 sq m / 1381 sq ft

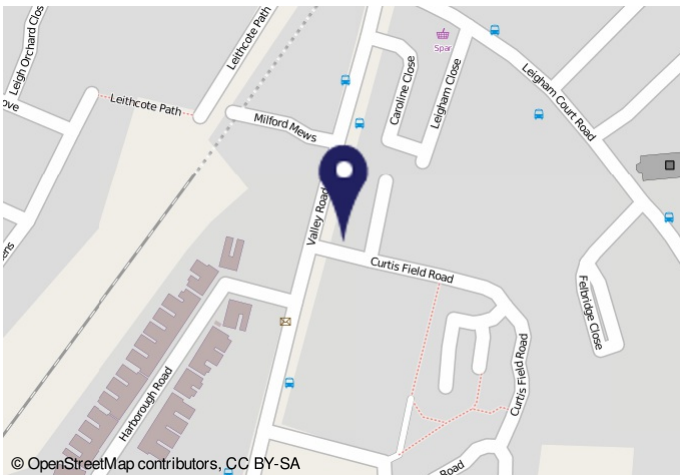


Ground Floor



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. (ID802423)



© OpenStreetMap contributors, CC BY-SA

01102201_1132 Energy performance certificate (EPC) - Final energy certificate - 02/04/18

Property address	Energy rating	Valid until	Issue date
Valley Road, Leithcote Path	D	31 October 2021	18 October 2018

Property type: Semi-detached house
Total floor area: 117 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 exemptions and exemptions from letting your building information website: http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/346823/exemptions-and-exemptions-from-letting-your-building-information-website.pdf

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be C.

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.

https://www.energy-certificates.org.uk/energy-certificates/01102201_1132/energy-certificates/01102201_1132

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.