

## Valley Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£350,000**

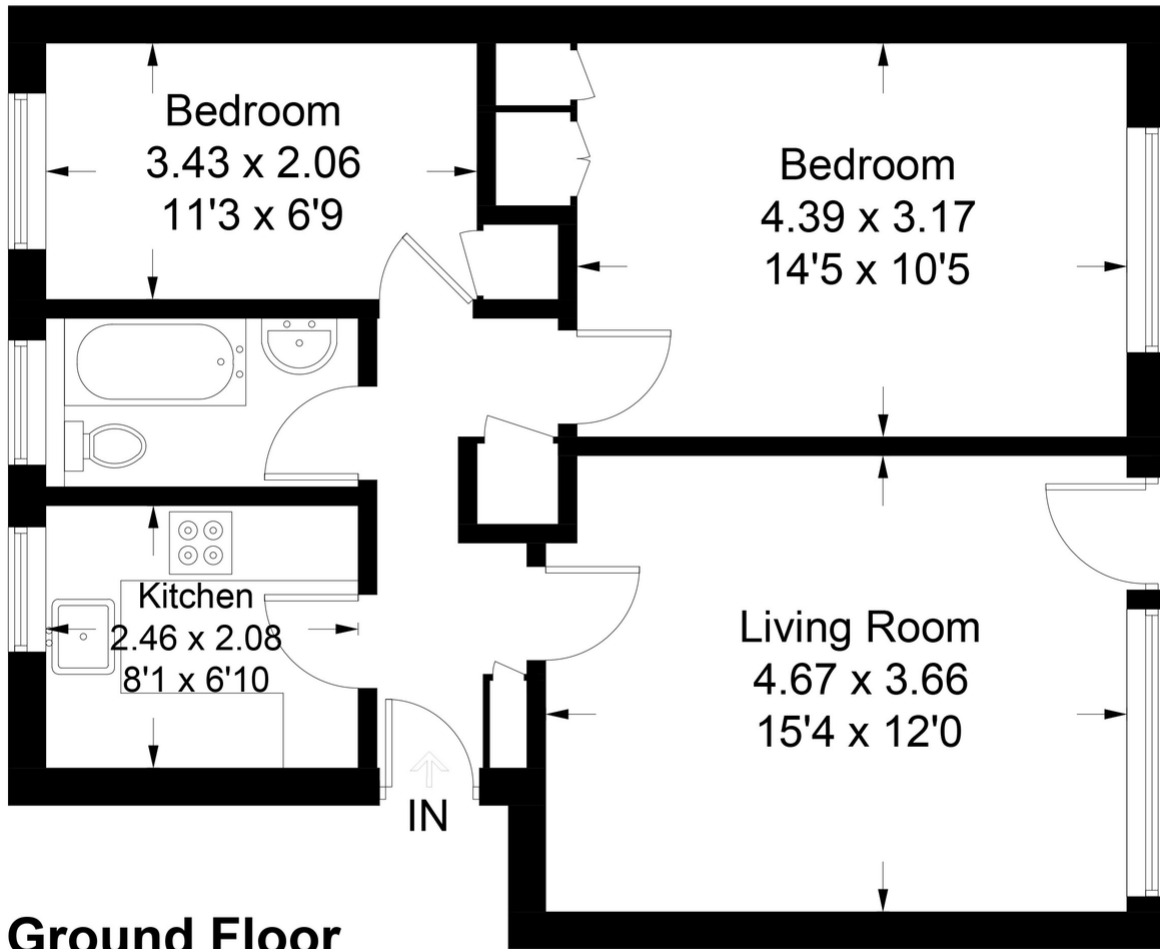
- Private gated development
- Securely gated parking



This newly decorated two double bedroom property located on the ground floor of this private, gated development is just moments from the picturesque gardens of The Rookery and Streatham Common. The high road has an abundance of cafes, shops, large supermarkets and reputable gastro pubs which are just a short walk away from the property. Multiple bus routes and overground train services are within easy reach and offer alternate routes into the city. The property has a designated parking space with fob access and the added benefit of a Juliette balcony overlooking the well maintained communal gardens.

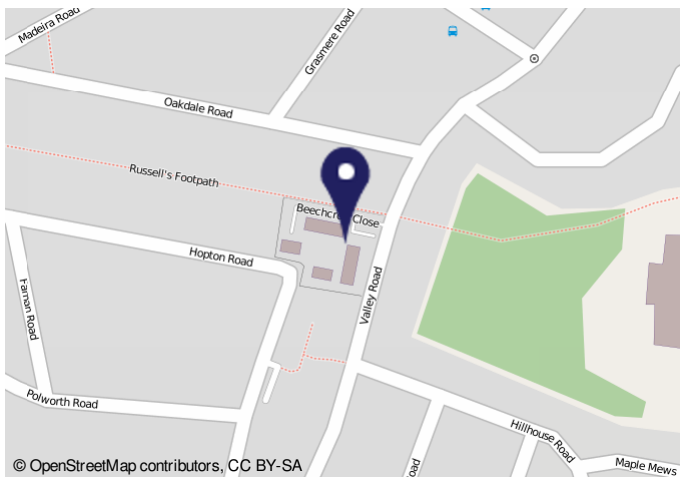
# Beechcroft Close

Approximate Gross Internal Area Total = 55.8 sq m / 601 sq ft



## Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2022 (ID885893)



Energy performance certificate (EPC)		
22 BEECHCROFT CLOSE VALLEY ROAD LONDON SE17 2JH	Energy rating: <b>C</b>	Valid until: 31 June 2031 Certificate number: 2387-2887-2886-2889-2294
Property type	Ground-floor flat	
Total floor area	56 square metres	
<b>Rules on letting this property</b>		
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 <a href="#">guidance for landlords on the regulations and exemptions</a> on <a href="https://www.gov.uk/guidance/landlords-owners-and-tenants">www.gov.uk/guidance/landlords-owners-and-tenants</a> .		
<b>Energy efficiency rating for this property</b>		
The property's current energy rating is C. It has the potential to be C.		
<a href="#">See how to improve this property's energy performance.</a>		
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.