

Valley Road, Streatham Hill SW16

Tenure: Share of Freehold Borough: Lambeth

£600,000

- Spacious and light three double bedroom maisonette
- Private west facing garden



An attractive three double bedroom first/top floor maisonette with large reception room and separate kitchen dining room. There is direct access from the property to a private, secluded west-facing garden, which also benefits from side access to the front. As well as the three double bedrooms there is a useful study space open to the hall, ideal for working from home. The maisonette is close to Streatham and Streatham Hill stations for commuting into the city, plus the High Road with an array of shops and cafes. The open spaces of Streatham Common and The Rookery are also a short walk away.

Tenure: Share of freehold

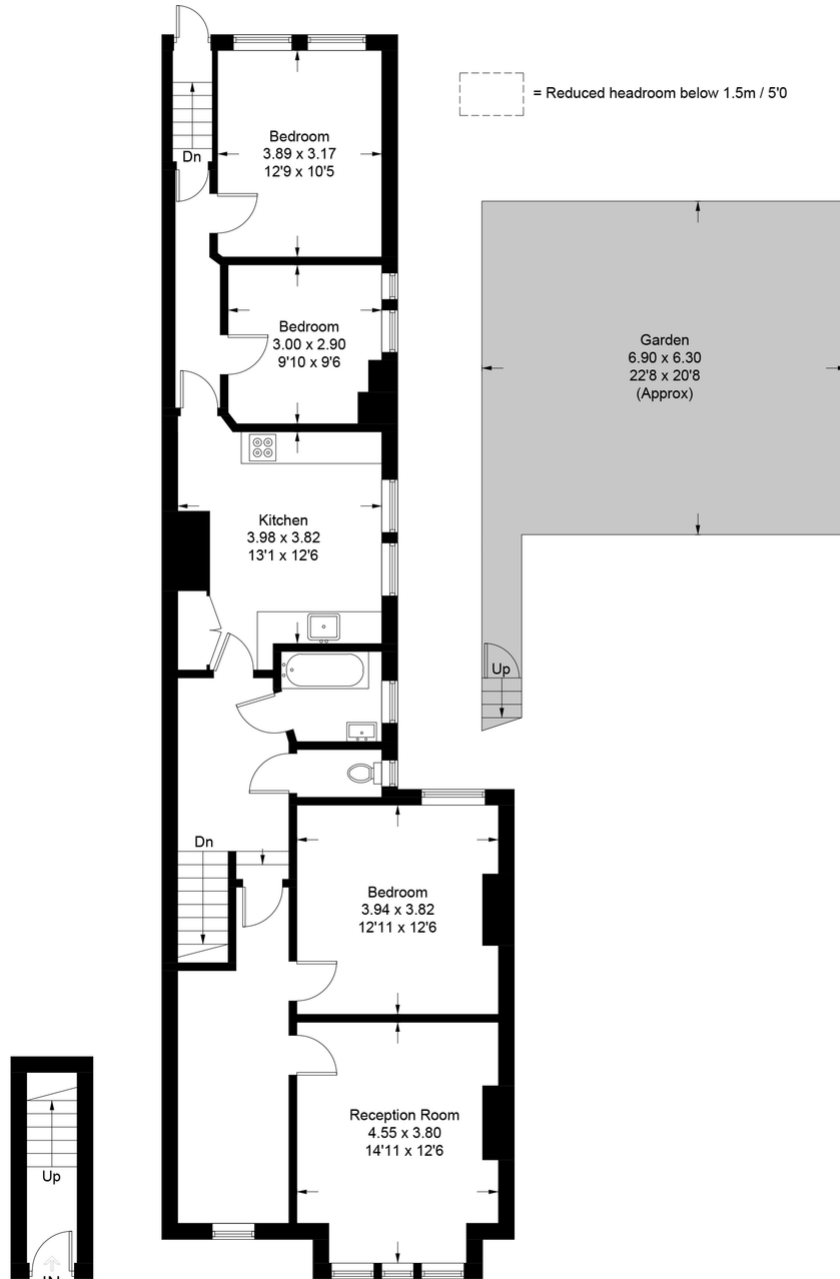
Valley Road

Approximate Gross Internal Area = 107.9 sq m / 1161 sq ft

(Excluding Reduced Headroom)

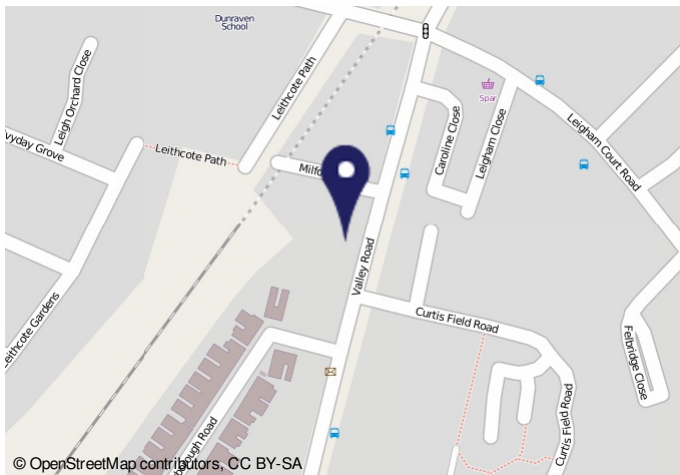
Reduced Headroom = 0.8 sq m / 9 sq ft

Total = 108.7 sq m / 1170 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. (ID916765)



© OpenStreetMap contributors, CC BY-SA

2710222_0710 Energy performance certificate (EPC) - Floor energy certificate - 1001/08

Energy performance certificate (EPC)		Issue date	30 October 2012
41 Valley Road Leigh, LEA 2 8J	Energy rating	Current	E
Property type	Top-floor maisonette		
Total floor area	122 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can find [guidance for landlords on the regulations and exemptions](#) [here](#) and [guidance for tenants on the regulations and exemptions](#) [here](#).

Energy efficiency rating for this property

The property's current energy rating is E. It has the potential to be C.

Energy efficiency graph

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
44-54	E		
35-43	F		
1-34	G		

The graph shows the 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 and 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.