



Valley Road, SW16 | Offers Over £450,000

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In General

- Good condition throughout
- Modern and well-maintained building
- Private balcony
- Two double bedrooms
- Two bathrooms
- Open plan living room and kitchen
- Good transport links
- Communal Garden
- Private parking space

In Detail

A stunning two-bedroom, two-bathroom modern flat on Valley Road, Streatham, now available to purchase.

Situated on the first floor of a well-maintained development, this beautifully presented two-bedroom, two-bathroom flat offers contemporary living in the heart of Streatham. The property is stylishly decorated throughout, benefiting from an abundance of natural light and excellent storage space.

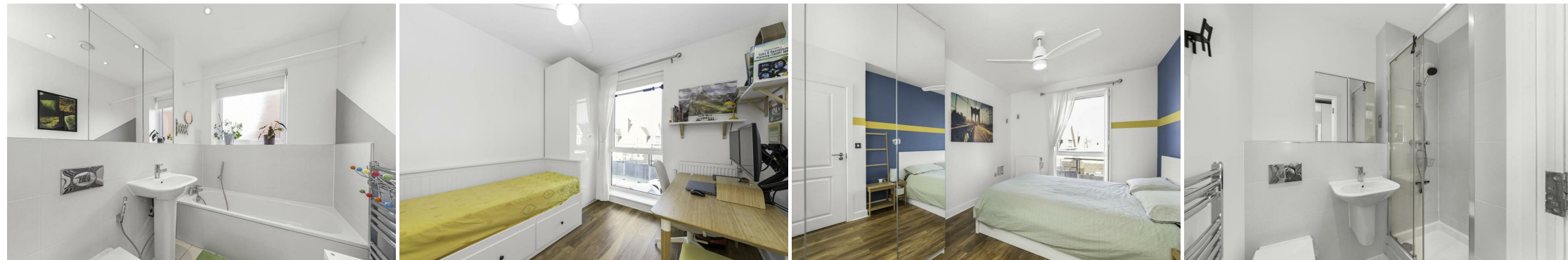
The spacious master bedroom features a sleek en-suite bathroom, while the second double bedroom is generously sized and served by a separate, modern family bathroom. The open-plan living area is perfect for both relaxing and entertaining, seamlessly connecting to a fully fitted kitchen with integrated appliances. Sliding doors lead out to a private balcony, providing an ideal outdoor retreat.

Further advantages include access to a communal outdoor space, a designated parking space, and excellent transport links, ensuring easy access to central London and beyond.

The property is within easy reach of Streatham and Streatham Hill stations, offering direct links to London Bridge, Blackfriars, and Victoria. There are also frequent bus services to Brixton for the Victoria Line, as well as routes to central London and surrounding areas.

Early viewing is highly recommended!

EPC: B | Council Tax Band: D | Lease remaining: 114 years | SC: £2,054 | GR: £440 | BI: TBC

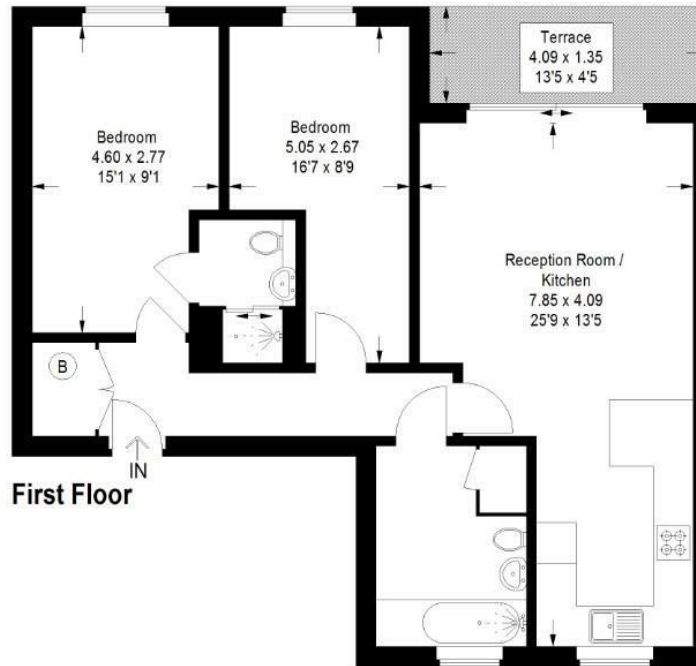


Floorplan

Valley Road, SW16



Approximate Gross Internal Area
70.4 sq m / 758 sq ft



First Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A		87	87
81-101) B			
69-80) C			
55-68) D			
39-54) E			
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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