



Valley Road, SW16

OIEO £400,000 *Leasehold*

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KEY FEATURES

- Two spacious double bedrooms
- Two modern bathroom suites
- Private balcony
- Designated off-street parking space
- Large communal outdoor space
- Open-plan kitchen and living
- Near Streatham Hill station
- Modern purpose-built development

Situated on the first floor of a sleek modern development, this two-bedroom apartment offers a refined and light-filled living environment in the heart of Streatham. The accommodation is defined by a vast open-plan kitchen and living area, which serves as the social anchor of the home. This space is bathed in natural light thanks to its East-West orientation and features sliding glass doors that open onto a private balcony, providing a secluded outdoor retreat. The kitchen is smartly finished with contemporary cabinetry and a full suite of integrated appliances.

The property comprises two generous double bedrooms, including a

principal suite complete with a modern en-suite bathroom. The second bedroom is equally well-proportioned and is served by a separate, high-specification family bathroom. Further practical benefits include excellent integrated storage throughout, a designated off-street parking space, and access to beautifully maintained communal outdoor areas.

Valley Road is a sought-after residential address perfectly positioned between the vibrant hubs of Streatham and Streatham Hill. Residents are just moments from the expansive green spaces of Streatham Common and the historic Rookery gardens. The area is renowned for its diverse selection of independent boutiques, artisan bakeries, and

Streatham

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: 113 year and 2 months
Service Charge: £2200 per annum
Ground Rent: £ 440 Annually (subject to increase)
Council Tax Band: D
EPC rating: B

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