



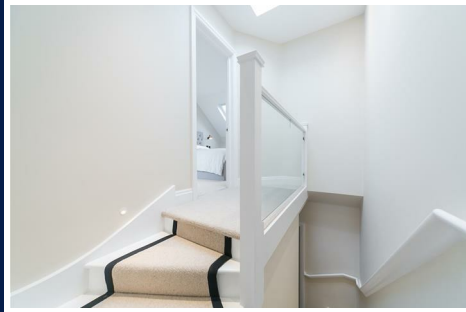
Valnay Street, London, SW17 8PT

£4,800 PCM



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From maximised ceiling height to discreet sliding pocket doors and the use of high-end products throughout, it is evident that no expense has been spared in the transformation of this beautiful home.

Spanning over three floors of circa 1,529 sq. ft., the internal space is thoughtfully designed to include reception room with steps down to a dedicated bar area and well equipped generously proportioned extended kitchen / diner with fully fitted high spec appliances, skylight and beautiful exposed brick feature wall. The large sliding doors open onto a sunny garden with a south facing aspect, creating the perfect setting for seamless in / outdoor summer entertaining. There is also a separate downstairs utility room and separate cloakroom with W.C. and wash basin.

Upstairs, are four double bedrooms and three lavish fully fitted bathroom suites. The finishes chosen brings warmth, character, and a sense of real sophistication.

A BESPOKE FITTED MEDIA UNIT HAS BEEN INSTALLED TO THE MAIN RECEPTION ROOM & ALL FOUR BEDROOMS HAVE BESPOKE FITTED WARDROBES.

Lighting has been core to the design, with multiple dimming zones and lighting features to set the mood after dark. Other features include:-

Gigabit incoming internet (ultra high speed throughout house and garden);
Keyless fingerprint recognition entry system;
Motion sensing lights for ease of movement around the house after dark and presence sensing;

Multi-room SONOS audio system;
Smart home system which controls heating, ventilation, air conditioning, lighting, blinds, and curtains;
Air conditioning in all 4 bedrooms and concealed blackout blinds/curtains; and
Boosted hot water system providing near-instant hot water to multiple locations at the same time.

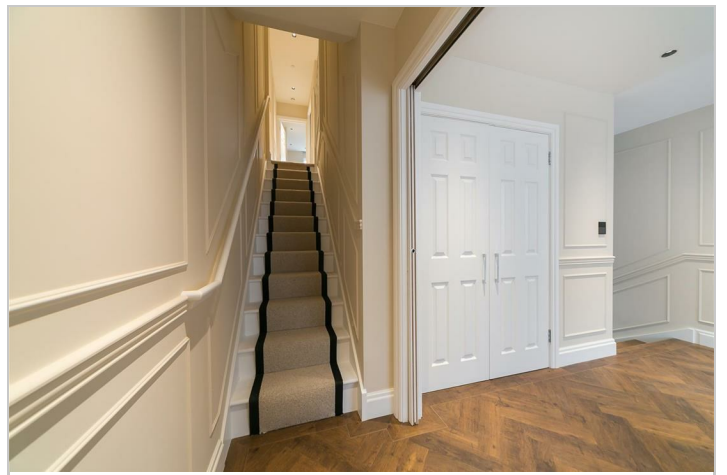
This property is highly energy efficient with newly fitted windows and doors throughout, underfloor heating in every room and 11 heating zones integrated with the smart home system for optimal heating of the home. The added benefit of a Mechanical Ventilation and Heat Recovery System allows fresh air to circulate in and stale air to circulate out. This not only maintains air quality, but also promotes energy efficiency and sustainability.

Valnay Street is a sought after residential road in the heart of Tooting with its incredible variety of shops, two markets, bars and restaurants. The green spaces of Wandsworth Common and Tooting Bec Common are also nearby, together with a selection of OFSTED good and outstanding schools.

Tooting Broadway and Tooting Bec offer great access to the West End and the City via the Northern Line. Thameslink also provides easy access from Tooting station to St Pancras International, making it easy to get out of London and even the country from your own front door.

ST. GEORGE'S HOSPITAL IS 1.1 MILES FROM THIS

EPC rating: C
Council Tax Band: D (Wandsworth)
Holding Deposit: £1,107



Road Map



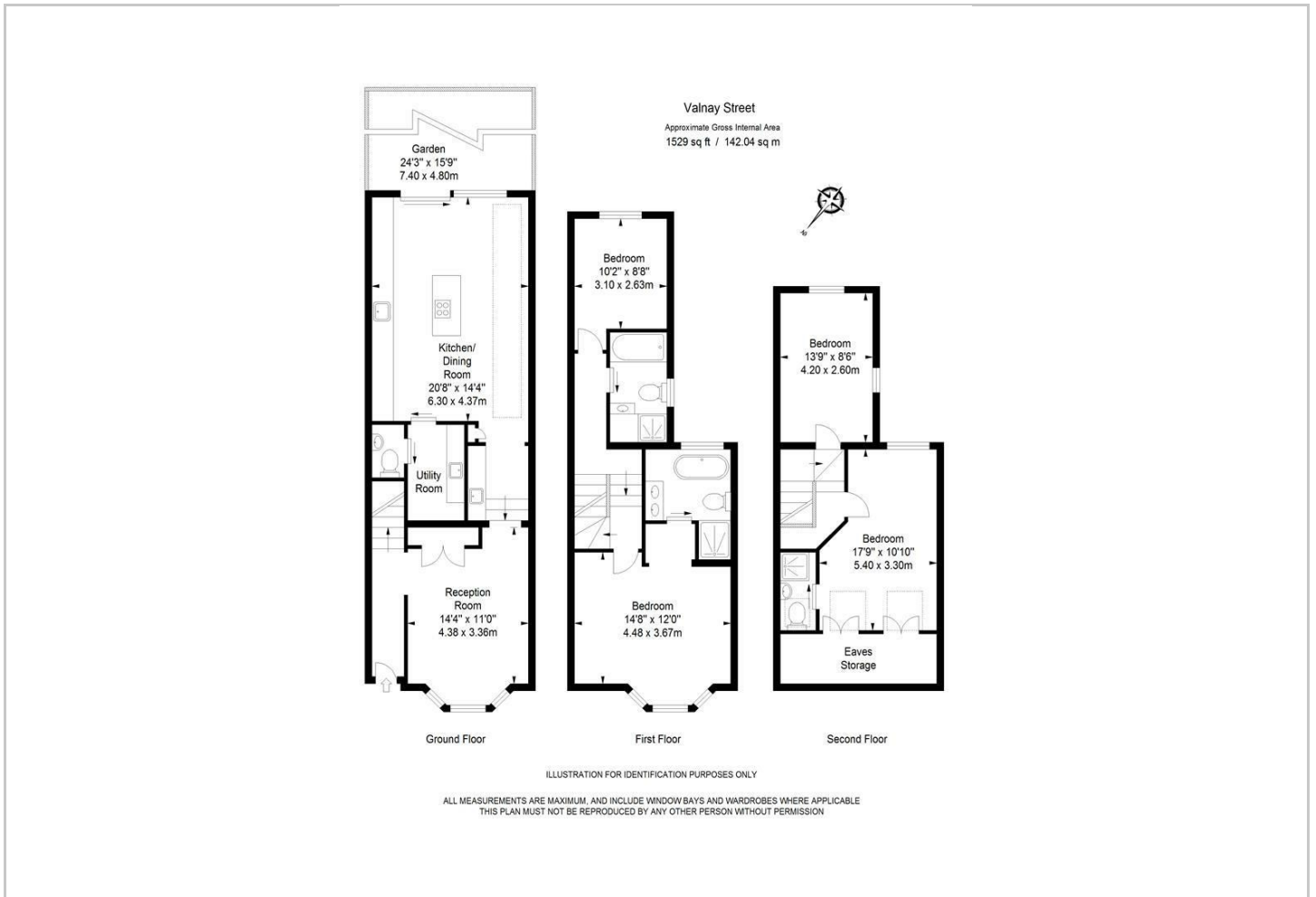
Hybrid Map



Terrain Map



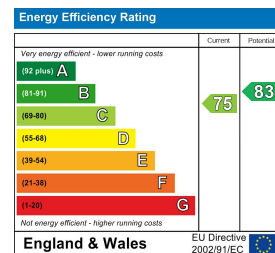
Floor Plan



Viewing

Please contact our Hirsch Estates Office on 020 3002 0587 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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