

## Streatham High Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

**£500,000**

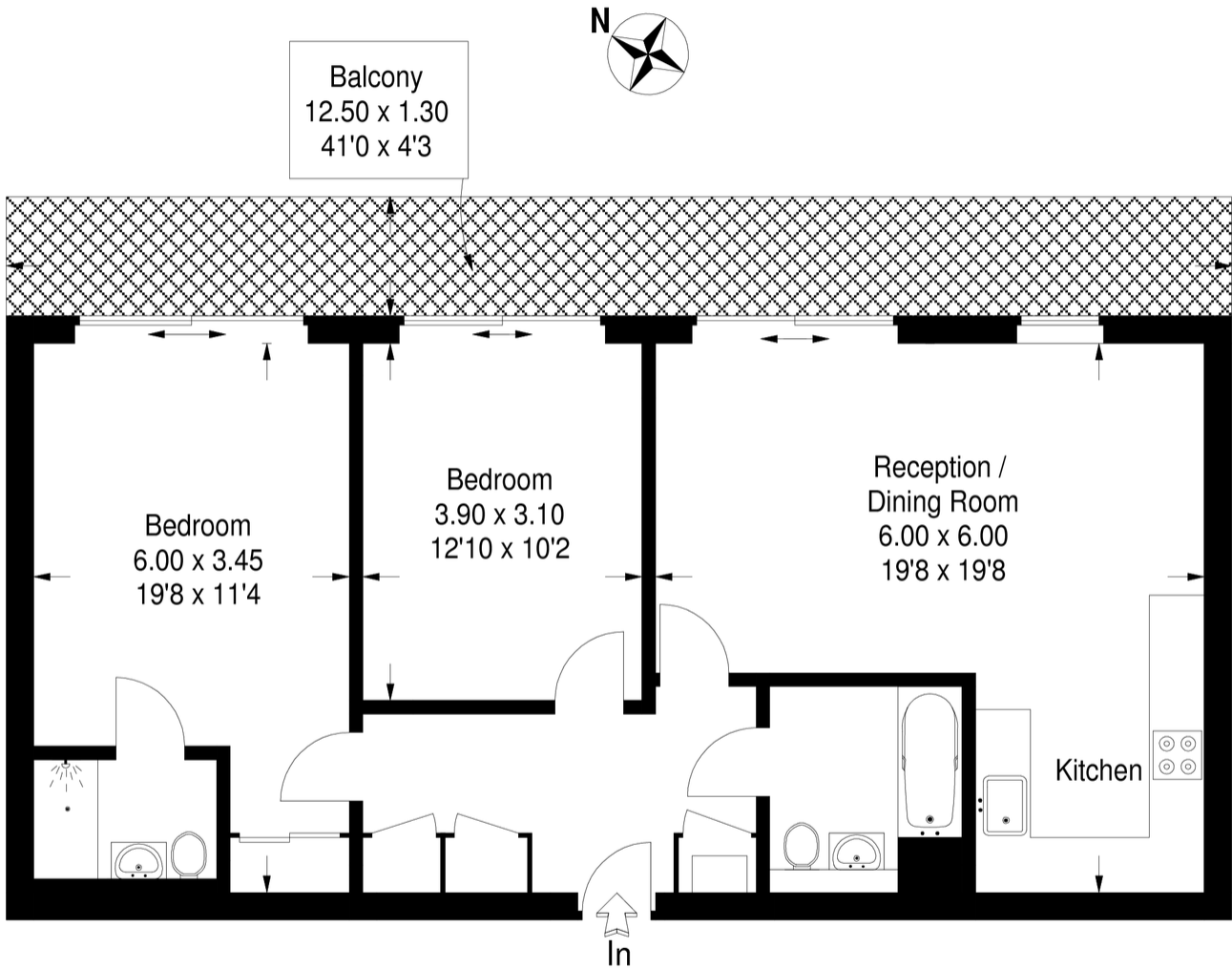
- Two bedroom flat
- Porter attended reception



A fabulous two double bedroom, two bathroom flat on the top floor of this exclusive development. The property occupies a great position in the block with a far-reaching view. All the principle rooms have access on to a 40-foot balcony and the property is modern, bright and spacious. The location and proximity to amenities are what set the property apart, within the development are the leisure centre, large supermarket, Streatham Station and the bus station. With the common over the road, a choice of good local pubs, and Streatham Common Station only a short walk there is all you need close at hand.

# Derry Court

Approximate Gross Internal Area  
78.4 sq m / 844 sq ft

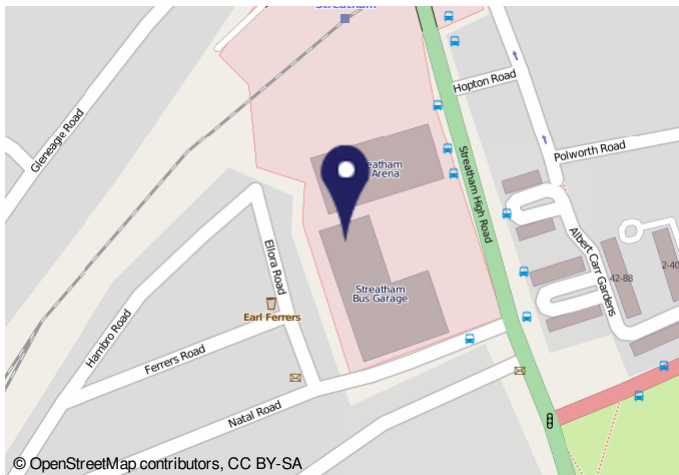


## Fifth Floor

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows & door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID305309)



**Energy Performance Certificate** HM Government

Flat 126 Derry Court, 386, Streatham High Road, LONDON, SW18 8AD  
 Dwelling type: Mid-floor flat Reference number: 2756-7008-7364-2214-0920  
 Date of assessment: 25 April 2014 Type of assessment: SAP, new dwelling  
 Date of certificate: 25 April 2014 Total floor area: 69 m<sup>2</sup>

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	Current costs	Potential costs	Potential future savings
Over 3 years you could save	£ 990	£ 144	£ 846
Over 3 years you could save	£ 51	£ 525	£ 474
	£ 939	£ 276	£ 663
	£ 990	£ 326	£ 664

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Current	Potential
42-88	42-88

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shows how it is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£20	£51

**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.