

## Derry Court, Streatham High Road, Streatham SW16

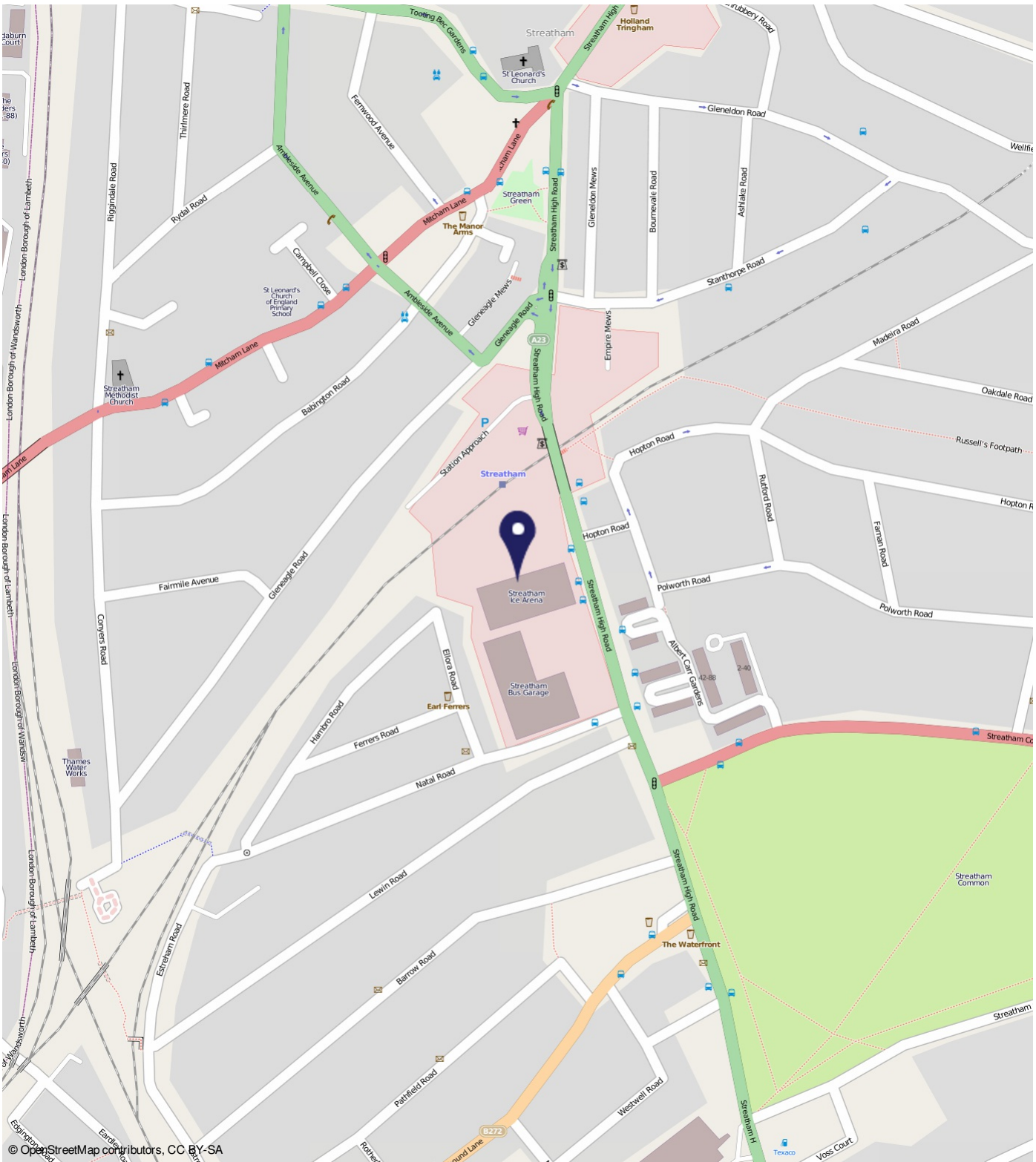
Borough: Lambeth

**£1,600 pcm**

- Two bedroom apartment
- Fourth floor



A lovely two bedroom apartment located on the fourth floor of this exclusive development. The property comprises open plan kitchen/reception room two double bedrooms, one with en suite, a second bathroom, and a balcony. Being on the fourth floor, the balcony offers panoramic roof top views. Derry Court is located within close proximity of Streatham BR and the amenities of the high road. Available towards the end of October.



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## Derry Court, Streatham High Road, Streatham SW16

### Distances

- To Streatham Rail Station 0.1 miles
- To Streatham Common Rail Station 0.5 miles
- To Streatham Hill Rail Station 0.9 miles
- To Norbury Rail Station 1 miles

**Energy Performance Certificate**

Flat 64 Derry Court, 386, Streatham High Road, LONDON, SW16 6AU  
 Dwelling type: Mid-floor flat Reference number: 8000-7952-9039-8427-6443  
 Date of assessment: 29 April 2014 Type of assessment: SAP, new dwelling  
 Date of certificate: 29 April 2014 Total floor area: 68 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:** **£ 1,098**  
**Over 3 years you could save** **£ 51**

Estimated energy costs of this home			Potential future savings	
	Current costs	Potential costs	You could save	
Lighting	£ 201 over 3 years	£ 146 over 3 years	£ 55	
Heating	£ 637 over 3 years	£ 543 over 3 years	£ 94	
Hot Water	£ 270 over 3 years	£ 270 over 3 years	£ 0	
<b>Total</b>	<b>£ 1,098</b>	<b>£ 967</b>	<b>£ 131</b>	

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

**Energy Efficiency Rating**

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 shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Current	Potential
62	69

**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.