

Derry Court, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£325,000

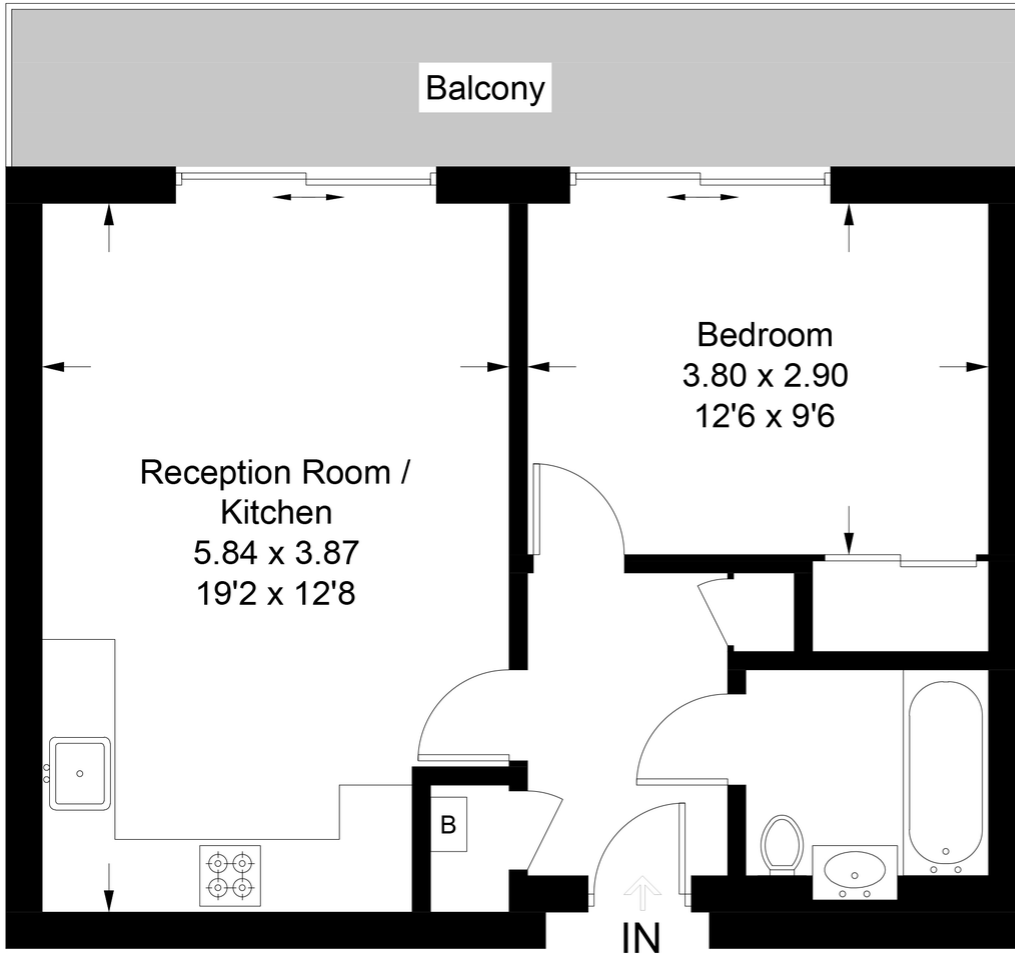
- One bed purpose built flat
- Private balcony



A lovely one bed purpose built flat in the Streatham Hub development of Derry Court. The property is in excellent location and benefits from its own private balcony. Derry Court is a well looked after building with concierge on site. It is situated just beside the large Tesco's supermarket, opposite the Common and very close to the charming Ferres Triangle. Both Streatham and Streatham Common Stations are close by with access in London Bridge, Victoria and the City. There is a bus garage just the other side of Tesco's with direct routes to Brixton and London Centre.

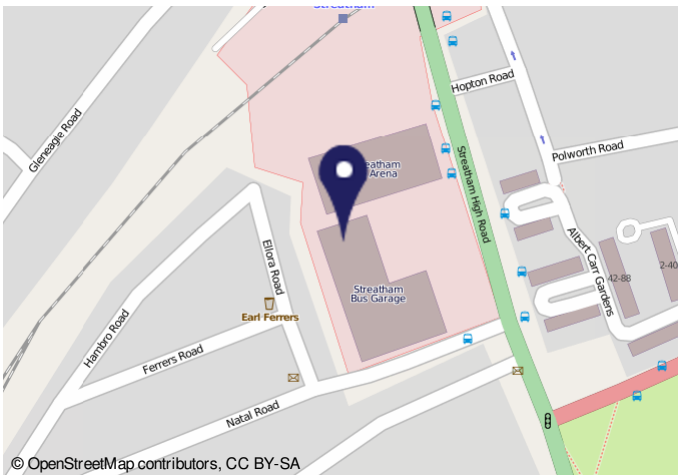
Derry Court

Approximate Gross Internal Area
45.8 sq m / 493 sq ft



Sixth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID478489)



Energy Performance Certificate HM Government

Flat 179 Derry Court, 386, Streatham High Road, LONDON, SW16 8BP
 Dwelling type: Mid-floor flat Reference number: 0822-3816-7541-8124-1505
 Date of assessment: 25 April 2014 Type of assessment: SAP, new dwelling
 Date of certificate: 25 April 2014 Total floor area: 48 m²

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: £ 870
 Over 3 years you could save £ 36

Estimated energy costs of this home		Potential costs	
Current costs	Potential costs	Current costs	Potential costs
Lighting	£ 141 over 3 years	£ 102 over 3 years	
Heating	£ 489 over 3 years	£ 482 over 3 years	
Hot Water	£ 240 over 3 years	£ 240 over 3 years	
Total	£ 870	£ 824	You could save £ 36 over 3 years

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 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
42.88	49.2

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	£ 36

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.