

Streatham High Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£500,000

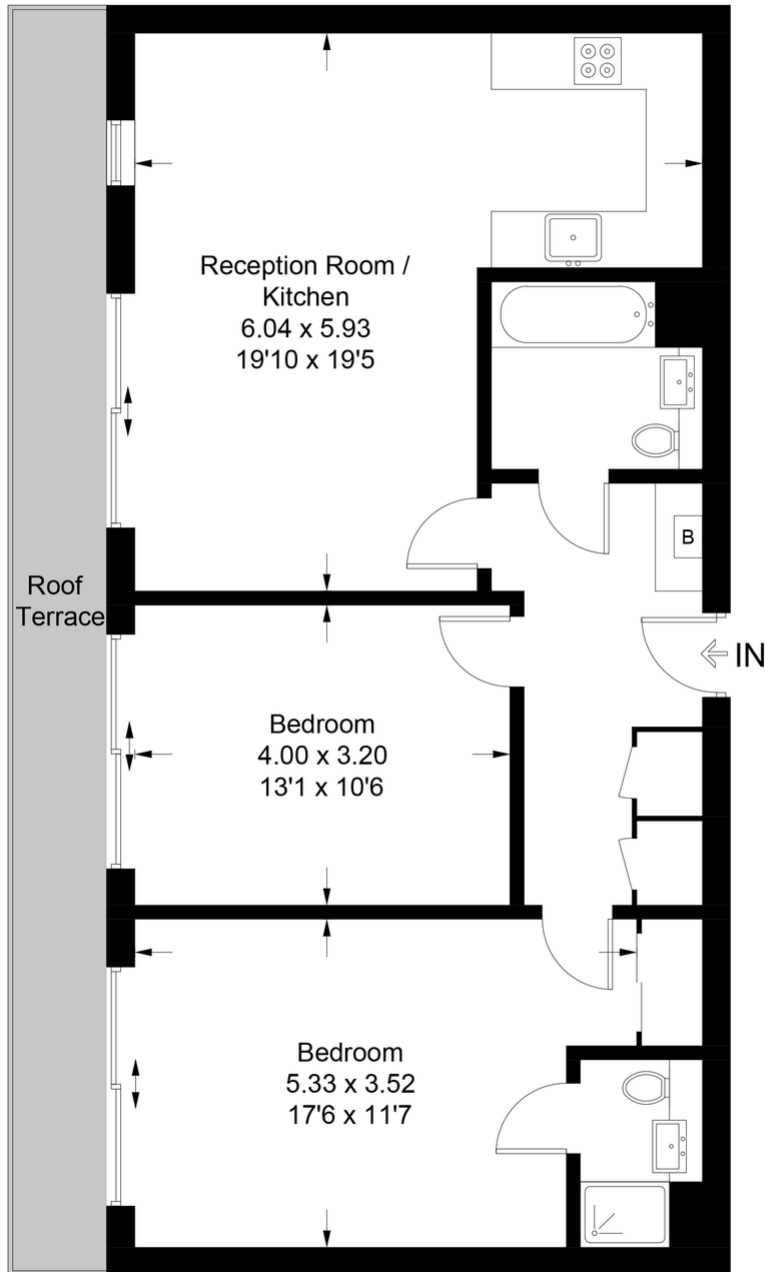
- **Stunning penthouse apartment with superb views**
- **Large two double bedroom and two bathroom**



A very smart two double bedroom two bathroom flat with large open plan kitchen reception room and full width balcony accessed from all principle rooms. There is a manned front desk for security, telephone entry and passenger lift. The location is superb with amenities right outside including supermarket, leisure centre and Streatham Station. Streatham Common is opposite, providing parkland and The Rookery, plus there are some popular gastro pubs close by.

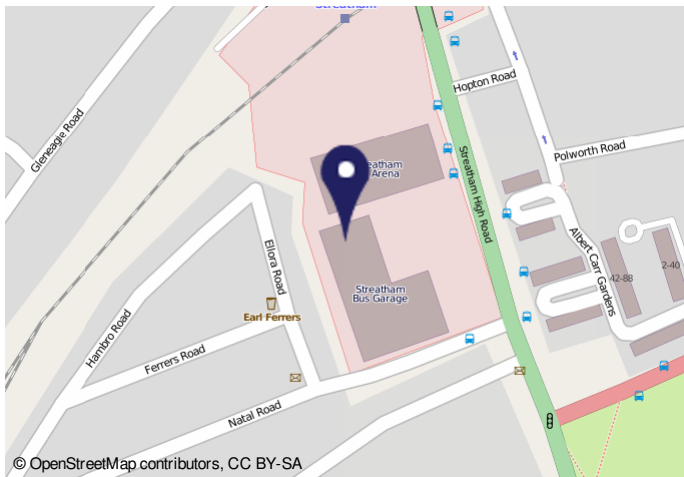
Derry Court

Approximate Gross Internal Area = 79.6 sq m / 857 sq ft



Fifth 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. (ID725453)



Energy performance certificate (EPC)

1/19/2021 Energy performance certificate (EPC): Flat at energy website - 0201461

Flat 102 Derry Court 102, Statham High Street LONDON SE16 5AU	Energy rating <h1 style="font-size: 2em; background-color: #0070C0; color: white; padding: 5px; display: inline-block;">B</h1>
Valid until 24 April 2028	Certificate number: 8801-7932-6130-9427-8443

Property type
Mid-floor flat

Total floor area
47 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the conditions and exemptions that apply to you at <https://www.gov.uk/guidance/energy-ratings-for-rental-properties>.

Energy efficiency rating for this property
This property's current energy rating is B. It has the potential to be B.
[See how to improve this property's energy performance.](#)

You'll find energy certificate digital certificates on gov.uk/energy-certificates/8801-7932-6130-9427-8443

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.