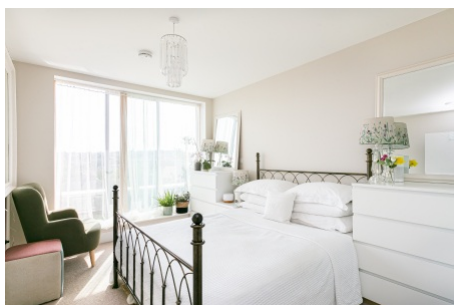
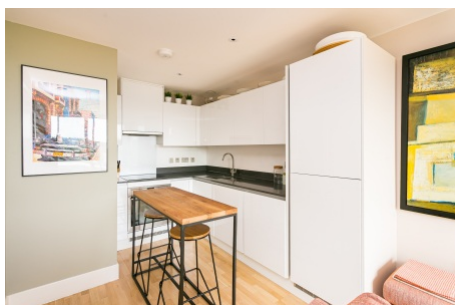


Derry Court, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£375,000

- Fabulous one bedroom flat
- Balcony and great views

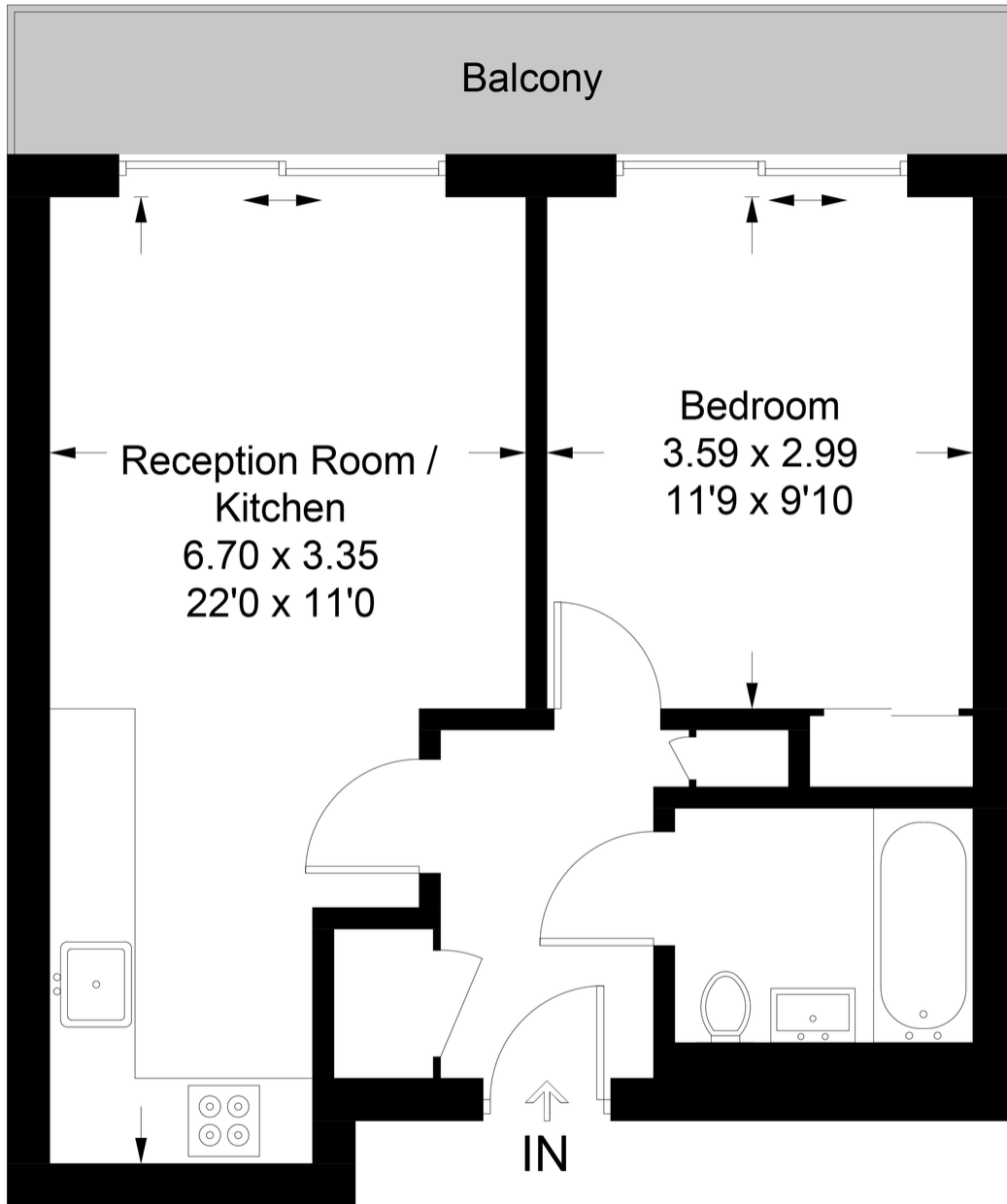


A beautifully presented one bedroom flat located in the popular Derry Court development in Streatham features a private balcony, with access from both living room and bedroom. This flat benefits from bike storage facilities, a concierge and access to roof terrace on the 3rd floor. The property is situated within close proximity to Streatham station, the Leisure Centre and Streatham Common.

Derry Court



Approximate Gross Internal Area = 42.2 sq m / 454 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. (ID651313)



Energy performance certificate (EPC)

Property type: Mid-floor flat
Total floor area: 48 square metres

Energy rating: **B**

Valid until: 31 April 2025
Certificate number: 9924-2815-7460-9126-7465

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. See [www.gov.uk/guidance/landlord-energy-ratings-when-renting-property](#)

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.](#)

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.