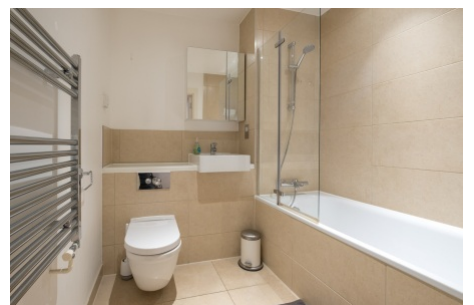
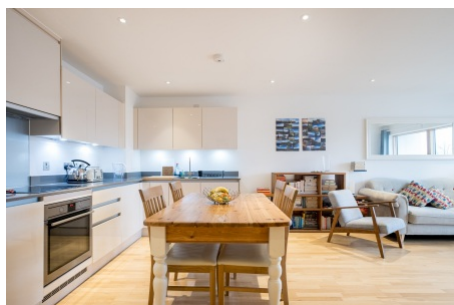


## Derry Court, Streatham High Road, Streatham SW16

Tenure: Leasehold Borough: Lambeth

### Offers in excess of £400,000

- Superb two bedroom two bathroom flat
- Streatham station on doorstep

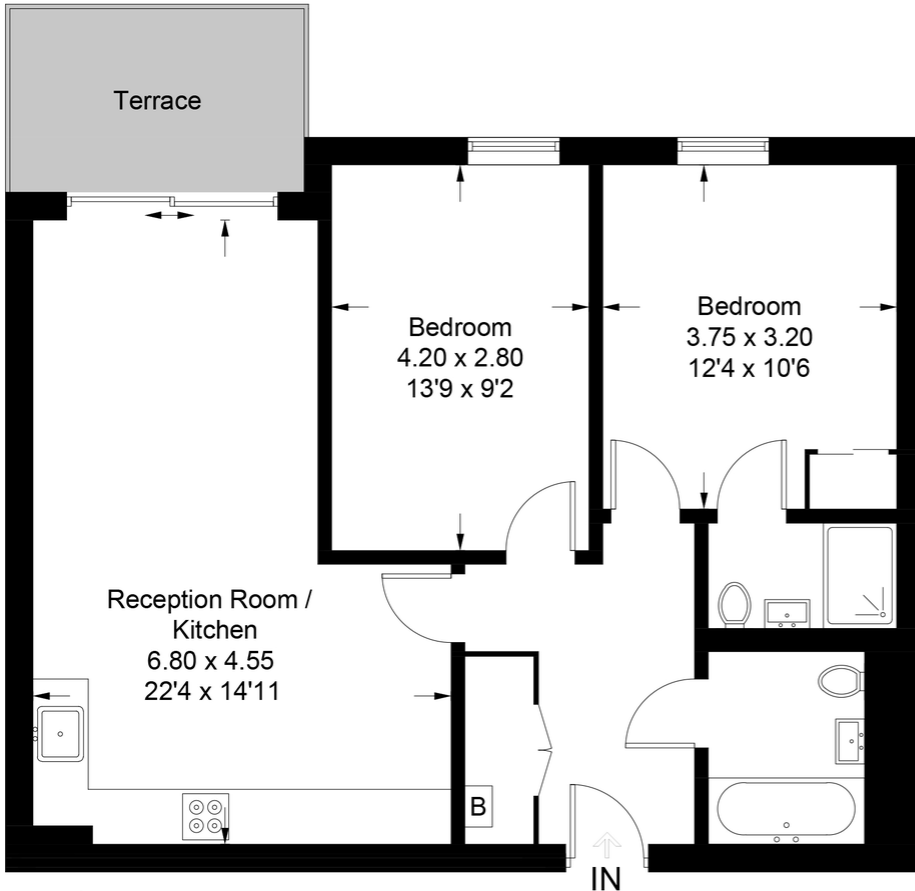


A fabulous two double bedroom, two bathroom flat which is on fourth floor of this exclusive development which also has 24 hour concierge and private parking space. The property occupies a great position in the block with some lovely views of the local area. The reception also opens out to a lovely private terrace area and the whole flat is modern and beautifully presented. The location and proximity to amenities are what sets the property apart. Not least the excellent leisure facilities and ice rink that form part of the development, the 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.

Tenure: Leasehold

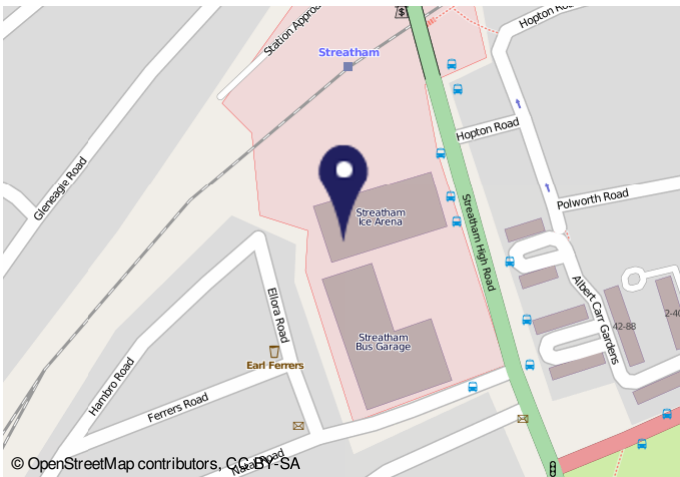
# Derry Court

Approximate Gross Internal Area = 67.3 sq m / 724 sq ft



**Fourth 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. (ID823239)



1932, 11:02 AM Energy performance certificate (EPC) - Floor energy certificate - 02/1/26

Energy performance certificate (EPC)	
Part 7B Energy Rating 78% Improvement from Best (2016-2024)	Energy Rating <b>B</b>
Valid until: 27 April 2028 Certificate number: 9999-9999-7174-2008-9999	
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 [more about exemptions on the exemptions and exemptions rules page](#) (see [www.gov.uk/government/guidance/energy-ratings-for-rented-properties](#) for more details on exemptions).

**Energy efficiency rating for this property**

The property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency](#)

The graph shows the property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales, the average energy rating is D, the average energy score is 60.

**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.