

Derry Court, Streatham SW16

Tenure: Leasehold Borough: Lambeth

£495,000

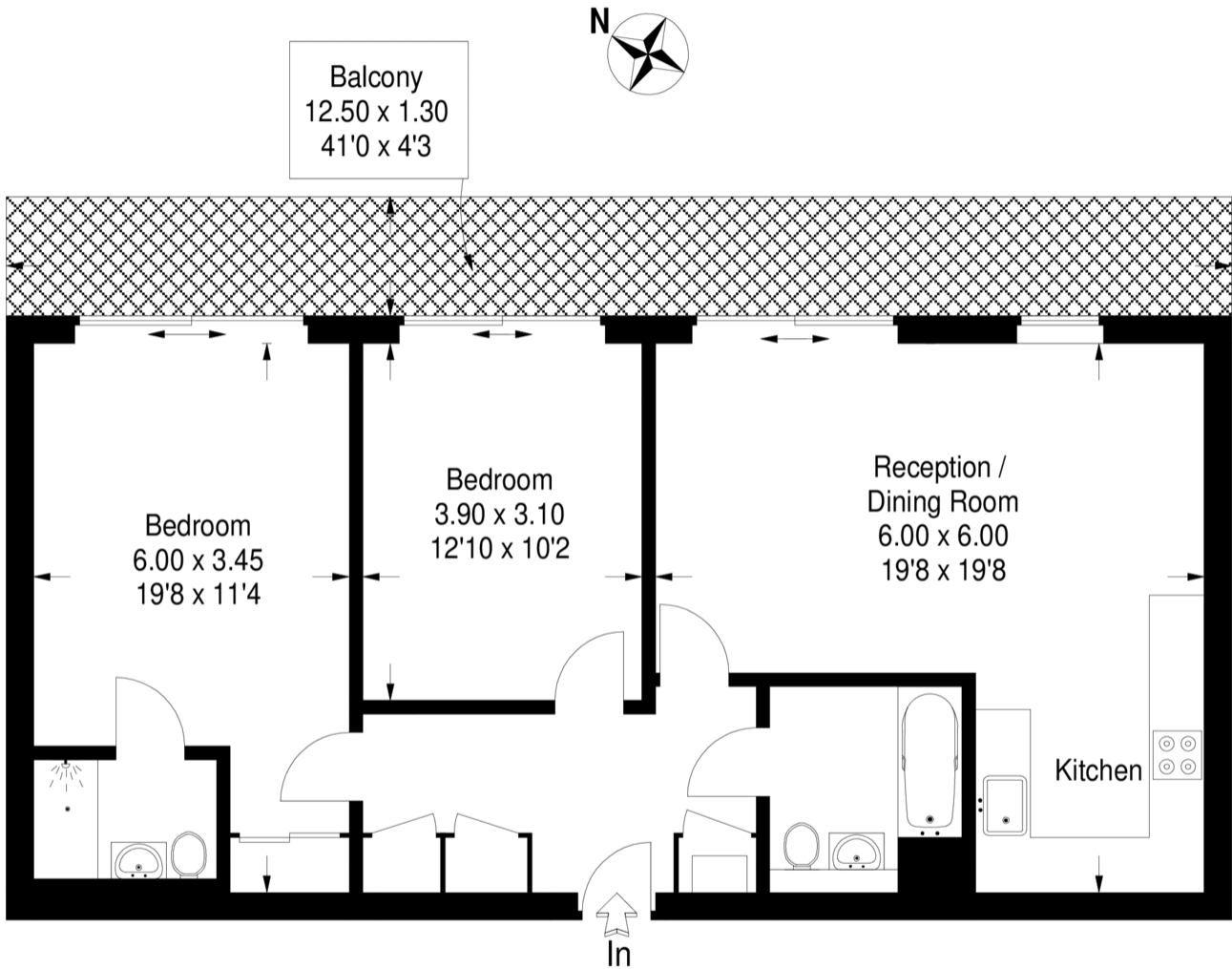
- Top floor penthouse with superb views
- Large two double bedroom two bathroom



A fabulous two double bedroom, two bathroom flat on the top floor of this exclusive development. The property occupies a great position in the block with a far-reaching view. All the principal rooms have access on to a 40-foot balcony and the property is modern, bright and spacious. The location and proximity to amenities are what set the property apart, within the development are the leisure centre, large supermarket, Streatham Station and the bus station- with easy connections to central London stations as well as Balham, Clapham, Tooting and Brixton within close proximity. With the Common over the road offering the popular The Rookery cafe, as well as a range of local pubs and brunch spots, and Streatham Common Station only a short walk away, there is all you need close at hand.

Derry Court

Approximate Gross Internal Area
78.4 sq m / 844 sq ft



Fifth Floor

This plan is for layout guidance only. Not drawn to scale unless stated.

Windows & door openings are approximate.

Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them. (ID305309)



Energy performance certificate (EPC)

Property type: Mid-floor flat
Total floor area: 69 square metres

Energy rating: **B**

Valid until: 31 April 2024
Certificate number: 2710-7480-7441-2314-9620

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 on exemptions at the end of this certificate and on exemptions at <https://www.gov.uk/guidance/energy-ratings-for-rented-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.](#)

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.