



Derry Court, Streatham High Road, SW16

Offers IEO: £400,000 *Leasehold*



KEY FEATURES

- Two double bedrooms
- Two modern bathrooms
- Open plan living
- Large private balcony
- Concierge service
- Secure fob entry
- Communal gardens
- Excellent transport links

Set within the modern and well-regarded Streatham Hub development, this bright and spacious two-bedroom, two-bathroom apartment offers stylish contemporary living with generous proportions and impressive open views. The apartment opens into a wide entrance hall with excellent built-in storage, leading through to the heart of the home: a large open-plan kitchen and living area. Designed with both comfort and entertaining in mind, the space features sleek cabinetry, integrated appliances, and ample room for dining and seating. Full-height glazing draws in natural light and opens directly onto a sizeable private balcony, enjoying far-reaching views across Streatham and beyond. Both bedrooms are well-proportioned doubles, thoughtfully arranged away from the main living space. The principal bedroom benefits from a modern en-suite shower room, while the second bedroom is served by a separate contemporary bathroom, finished to a similarly high standard. Residents enjoy the added benefits of a concierge service, secure fob entry, and access to beautifully maintained communal gardens, creating a calm and well-managed living environment. Perfectly positioned adjacent to Streatham station, the property offers swift connections into the City and West End via Thameslink services. Streatham High Road is moments away, providing a vibrant mix of cafés, restaurants, and shops, along with major supermarkets including M&S Food Hall, Sainsbury's, Aldi, and Tesco. The green open spaces of Streatham Common and The Rookery Gardens are within easy walking distance. The wider Streatham Hub also includes a state-of-the-art leisure centre and Olympic-sized ice rink.

Streatham

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 137 years and 2 months

Service Charge: £4500 per annum

Ground Rent: £350 Annually (subject to increase)

Council Tax Band: D

EPC rating: B

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