



## Derry Court, Streatham High Road, SW16

£350,000 *Leasehold*



### KEY FEATURES

- Modern one-bedroom apartment
- Private balcony
- Concierge and secure key-fob entry
- Contemporary open-plan kitchen/living space
- Landscaped communal gardens
- Excellent transport links (Thameslink)
- Close to Streatham Common and The Rookery
- Set within the popular Streatham Hub development

Set within the sought-after Streatham Hub development, this bright and contemporary one-bedroom apartment offers stylish modern living with excellent transport links and access to superb on-site amenities. Positioned on the fourth floor, the property enjoys plenty of natural light throughout. The open-plan kitchen and living area provides a generous entertaining space, opening onto a private balcony overlooking the landscaped communal gardens. The double bedroom benefits from fitted wardrobes and large windows, while the bathroom is finished to a high modern standard. A welcoming hallway with good storage completes the layout. Residents of Derry Court benefit from a concierge service, secure key-fob entry, and access to well-maintained communal gardens. The development forms part of the wider Streatham Hub, which includes a state-of-the-art leisure centre and Olympic-sized ice rink, making this one of Streatham's most desirable addresses.

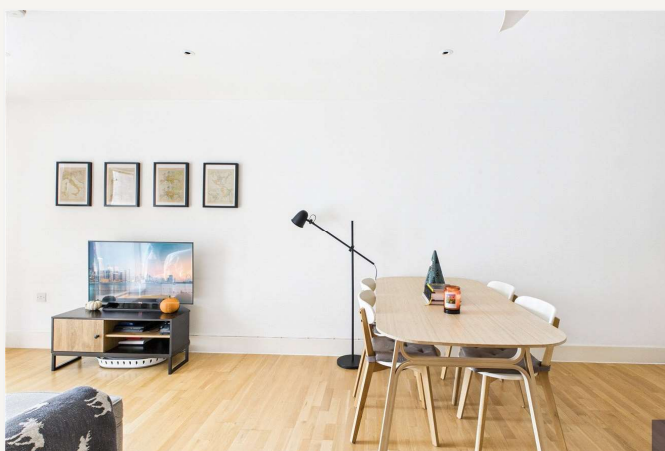
Perfectly located adjacent to Streatham Station (Thameslink), the property offers fast links to London Bridge, Blackfriars, and the City. The High Road provides an array of shops, restaurants, cafés, and supermarkets — including Sainsbury's, Aldi, Marks & Spencer Food Hall, and a 24-hour Tesco Superstore. The green expanses of Streatham Common and The Rookery Gardens and Café (protected by English Heritage) are just a short walk away.

### Streatham

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#### Approximate total area<sup>(1)</sup>

58 m<sup>2</sup>  
625 ft<sup>2</sup>

#### Balconies and terraces

1.1 m<sup>2</sup>  
12 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 137 year and 5 months

**Service Charge:** £3462 per annum

**Ground Rent:** £250 Annually (subject to increase)

**Council Tax Band:** C

**EPC rating:** B

**Streatham**

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