



STREATHAM HIGH ROAD, SW16
OFFERS OVER £425,000 LEASEHOLD

MODERN TWO-BEDROOM HOME WITH UNDERGROUND PARKING & SUPERB TRANSPORT LINKS

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DESCRIPTION:

Discover the comfort and modern style of this generously sized two-bedroom apartment, perfectly positioned for convenient access to Streatham Station. Spanning approximately 752 sq. ft., this well-designed home offers an impressive open-plan reception room and kitchen, ideal for both entertaining and everyday living.

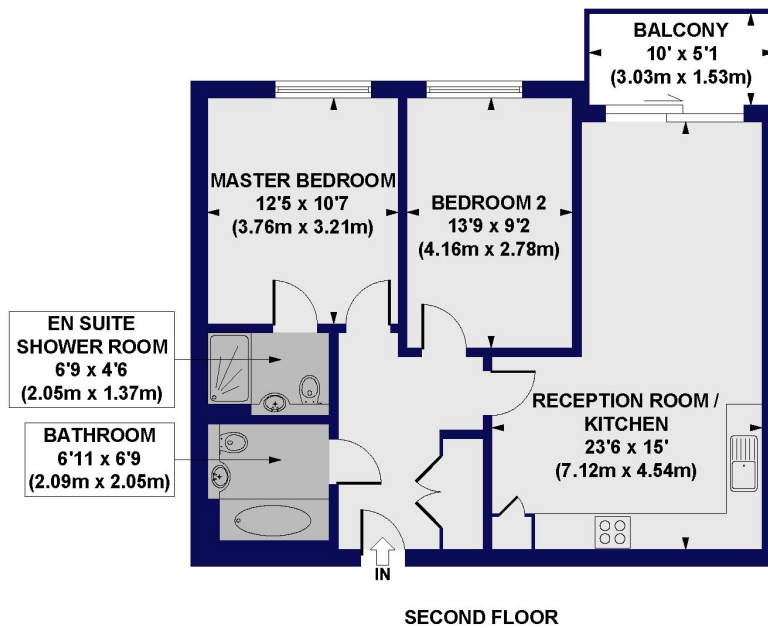
A standout feature of this property is the allocated underground parking space, a rare and highly sought-after benefit in this location. The apartment boasts two bright and spacious double bedrooms, each with ample storage. The principal bedroom benefits from a modern en-suite shower room, while a stylish main bathroom serves the second bedroom and guests.

The expansive living area is both functional and stylish, bathed in natural light to create an inviting atmosphere. The sleek kitchen comes fully equipped with high-quality integrated appliances, perfect for social gatherings and home cooking. The well-considered layout ensures a seamless flow between spaces, making it an ideal home for those seeking a blend of comfort, style, and modern urban living.





Derry Court, Streatham High Road, SW16
Approx. Gross Internal Floor Area 752 sq. ft / 69.89 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		83	83
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 138 year and 0 months

Service Charge: £3500 per annum

Ground Rent: £350 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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