



Derry Court Streatham High Road, London SW16 6AU

welcome to

Derry Court Streatham High Road, London

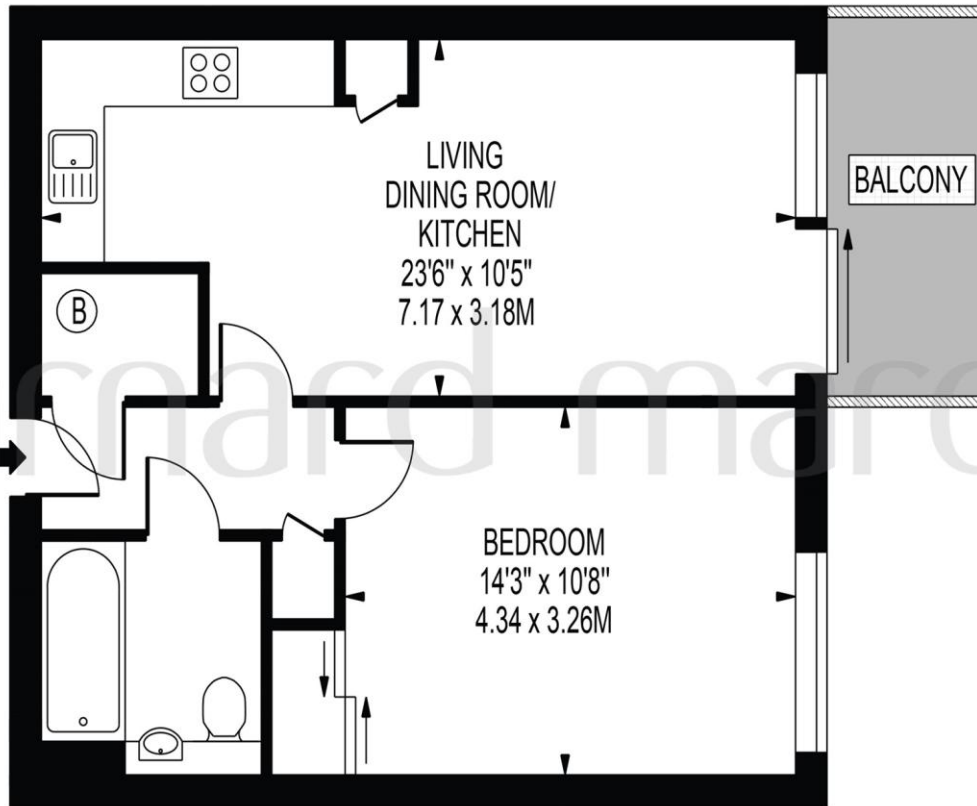
The property comprises a bright and spacious open-plan reception area, designed for both relaxing and entertaining, alongside a sleek, fully fitted kitchen with integrated appliances. The bedroom accommodation is well-proportioned, complemented by a contemporary bathroom finished to a high standard. The apartment benefits from excellent natural light throughout and a practical layout suited to both owner-occupiers and investors alike.

Residents of Derry Court enjoy a range of premium amenities, including a 24-hour concierge service, secure entry system, lift access and access to well-maintained communal areas. The development is positioned moments from Streatham Station, providing fast and direct connections into Central London, while a wide array of shops, cafés, restaurants and leisure facilities - including the nearby Streatham leisure complex - are all within easy reach.



DERRY COURT, STREATHAM HIGH STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 509 SQ FT - 47.28 SQ M



FIFTH FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Parking:

A key standout feature of the property is the allocated secure underground parking space, located within a gated car park - a highly desirable asset in this location where parking is at a premium.

Uniquely, the current owner lets the space separately, generating approximately £1,200 per annum, presenting an additional income stream or flexibility for owner-occupiers. Properties in London with private parking not only benefit from stronger demand but can also command pricing and rental premiums, reflecting the ongoing scarcity and desirability of secure parking in the capital.

This combination of modern living, excellent transport links, and an income-producing parking asset makes the property an ideal purchase for first-time buyers, professionals, or investors seeking both lifestyle and long-term value.

Agents Notes:

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

Derry Court Streatham High Road, London

- Modern apartment within the highly sought-after Derry Court development
- Bright, well-proportioned living space with contemporary kitchen and bathroom
- service, lift access and secure entry system
- Prime Streatham location

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3054.00

Ground Rent: 300.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£340,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/STM110363



Property Ref:
STM110363 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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