



**Derry Court Streatham High Road, London SW16 6AT**

**welcome to**

## **Derry Court Streatham High Road, London**

Presented in immaculate condition and positioned on the third floor of a highly regarded modern development, this exceptional two double bedroom apartment offers stylish, contemporary living with an abundance of natural light throughout. Finished to a high specification, the property perfectly balances comfort, practicality and modern design, making it an ideal home for young couples and investors alike.

The apartment boasts a spacious and bright reception room, thoughtfully designed to accommodate both relaxing and dining, with direct access to a private outdoor space - perfect for entertaining or unwinding. The sleek, modern fitted kitchen complements the living space beautifully, while underfloor heating throughout adds a touch of everyday luxury.

Both bedrooms are generous doubles with excellent built-in storage, with the principal bedroom further benefiting from a stylish en-suite bathroom. A contemporary family bathroom completes the internal accommodation, finished to a high standard.

Residents enjoy a wealth of additional benefits including a 24/7 concierge service, secure entry phone system, full double glazing and access to beautifully maintained communal areas. The property also comes with its own designated parking space within a private, gated underground car park - a highly sought-after feature in this location - as well as the advantage of a long lease.



## Additional Description:

The development is uniquely connected to a leisure complex offering a gym, swimming pool and ice rink (membership fees apply), adding further appeal for health and lifestyle-focused buyers.

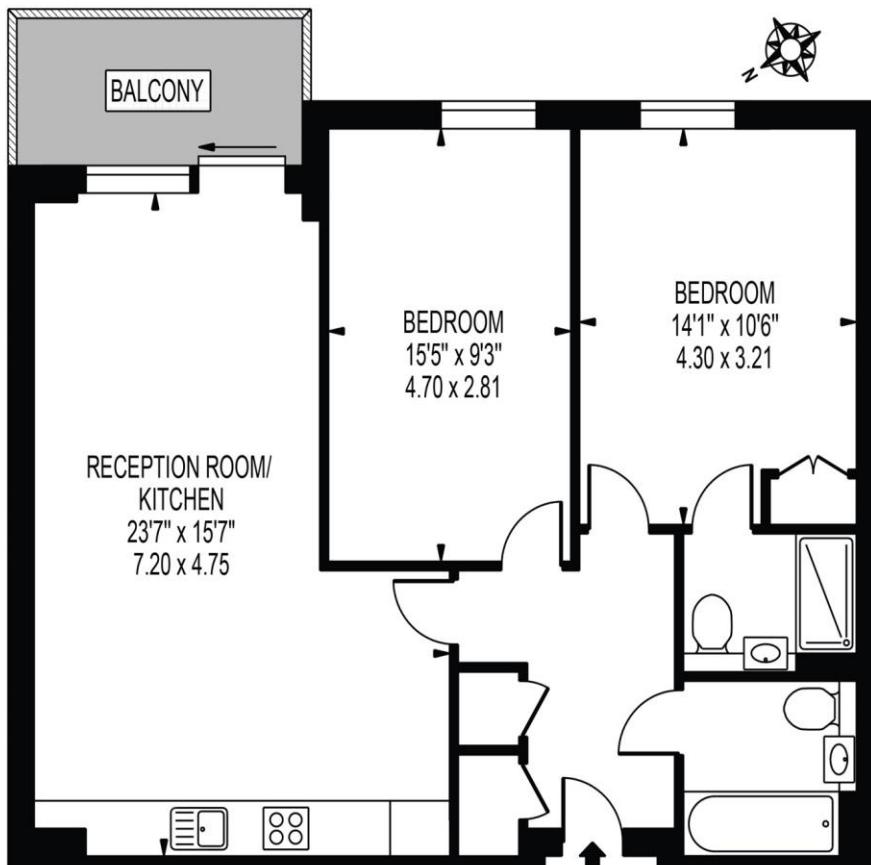
Ideally located for transport, the apartment offers excellent connectivity into Central London, with Streatham station approximately 0.1 miles away, Streatham Common around 0.4 miles, and Streatham Hill within easy reach. Streatham Common itself is just a short walk away, providing vast green open space for recreation and relaxation.

For families, the area is particularly well served, with a wide selection of high-quality nurseries and not one but four Outstanding-rated primary schools within a one-mile radius.

This outstanding apartment combines modern luxury, convenience and location - a compelling proposition for first-time buyers, growing families and buy-to-let investors alike.

## DERRY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 811 SQ FT - 75.34 SQ M



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.

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## Derry Court Streatham High Road, London

- Spacious and Bright
- Two Double Bedroom
- Underfloor Heating
- 24/7 Concierge
- En-suite Bathroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 4500.00

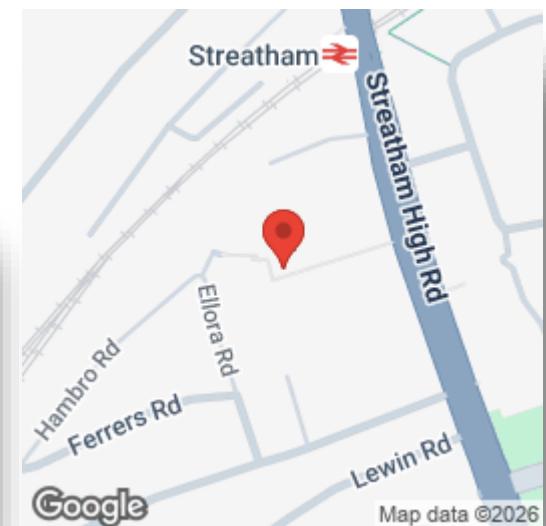
Ground Rent: 350.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 21 Mar 2013.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£450,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
STM110512 - 0002

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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**020 8769 9393**



[Streatham@barnardmarcus.co.uk](mailto:Streatham@barnardmarcus.co.uk)



120 Mitcham Lane, Streatham, London, SW16 6NS



**[barnardmarcus.co.uk](http://barnardmarcus.co.uk)**