



barnard marcus

Derry Court Streatham High Road, London SW16 6AU



welcome to

Derry Court Streatham High Road, London

A beautifully presented one-bedroom apartment, located within the highly sought-after Derry Court development, just moments from Streatham Station. This well-maintained residence offers a bright and modern living space, complemented by the development's 24-hour concierge service and an attractive landscaped courtyard.

The apartment further benefits from a stylish bathroom, featuring a luxurious jacuzzi-style bath, perfect for relaxation.

Derry Court enjoys an enviable position in the heart of Streatham, with a wide range of local amenities nearby. Residents have access to a state-of-the-art leisure centre, complete with an Olympic-sized ice rink, fully equipped gym, swimming pool, and soft play facilities. The development is also adjacent to the open green spaces of Streatham Common and the historic gardens of The Rookery.

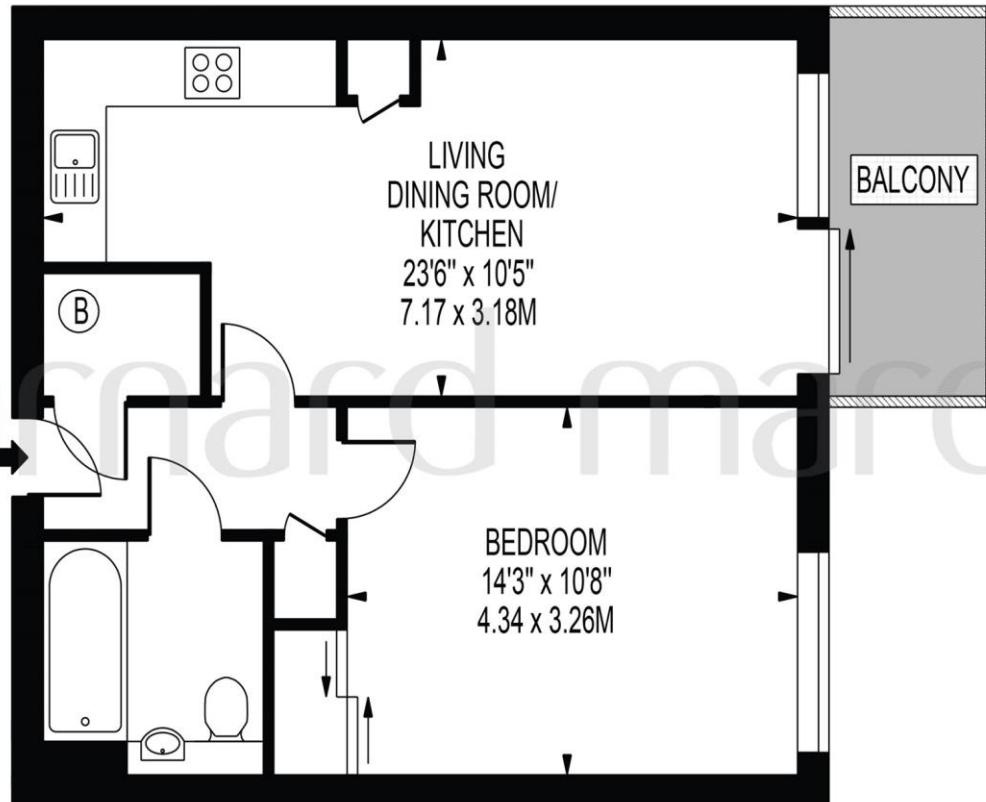
Excellent transport links are on the doorstep, with Streatham Station providing direct services into The City. In addition, numerous bus routes connect the area to Brixton Underground Station and Tooting Bec Underground Station, ensuring superb connectivity across London.



**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.

welcome to

Derry Court Streatham High Road, London

- One Bedroom Apartment
- 24 Hour Concierge
- Excellent transport links into The City
- Close to local amenities
- Chain Free

Tenure: Leasehold EPC Rating: B

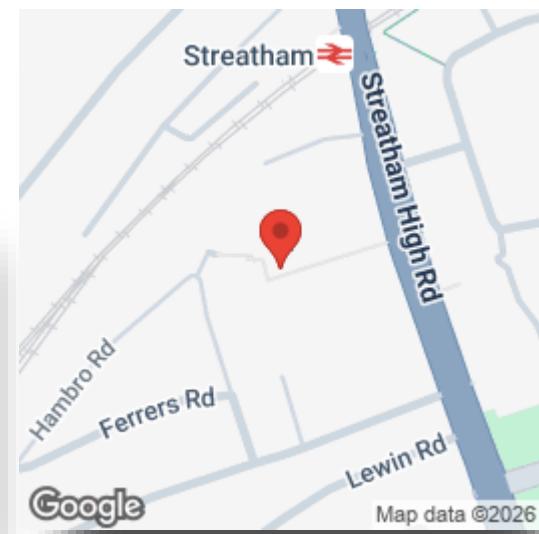
Council Tax Band: D Service Charge: 3054.00

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



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

Please note the marker reflects the postcode not the actual property



Property Ref:
STM110363 - 0004

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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