



## Streatham High Road, London, SW16

**£469,500**

None

**Tenure:** Leasehold, **Bedrooms:** 2

HouseSimple is pleased to present this property in London.

### Key features:

- Private Terrace
- Modern Apartment
- Fully Fitted Kitchen
- Under floor heating
- Two Bathrooms
- Two Double Bedrooms

## Extra info:

- **Property Age:** 5 years
- **Council Tax:** Band D (£1300.00 per-annum)
- **Double Glazing:** All
- **Heating:** Electric
- **Parking:** Street Parking
- **Lease info:** 145 years remaining  
**Ground Rent:** £300.00 per-annum  
**Maintenance:** £2500.00 per-year



A large modern two double bedroom two bathroom apartment with a private terrace. Located within the sought after Streatham Park development close to Streatham Common Park.

Fully Fitted Kitchen with integral appliances leading into a large lounge / dining area with wooden flooring throughout. Modern glass sliding patio doors provide access to a spacious private terrace.

Contemporary fitted bathrooms with tiled flooring and fitted wardrobes in both bedrooms. The apartment also benefits from under floor heating throughout.

### **Amenities**

The development benefits from many local facilities including the new Streatham Ice and Leisure Centre with a fully equipped gym, ice rink and indoor swimming pool. All residents requirements are well catered for with a large Tesco Superstore incorporated within the development and new Aldi and M&S Food stores adjacent.

Derry Court benefits from a 24 hour concierge and security service and has a secure key fob entry system.

### **Transport**

The location benefits from strong transport links into Central London with three Train Stations within walking distance (Streatham, Streatham Common and Streatham Hill). In addition to this, buses run regularly to Brixton Underground Station (Victoria Line) and Tooting Bec Underground Station (Northern Line).

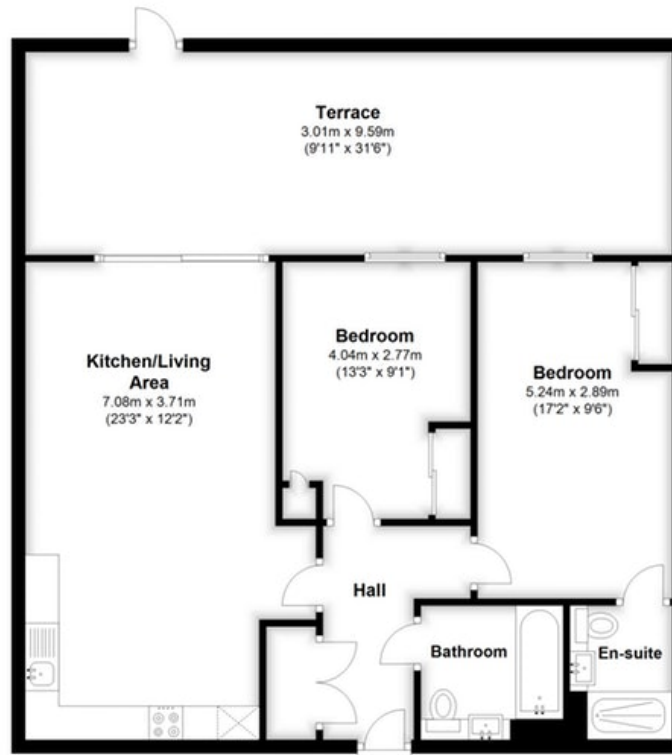
### **Service Charge**

Approx service charge £2500 Per Annum.

## Floor plan:

### Third Floor

Approx. 99.1 sq. metres (1066.6 sq. feet)



Total area: approx. 99.1 sq. metres (1066.6 sq. feet)

## Energy Performance Certificate:

**Energy Performance Certificate**

**Flat 56 Derry Court, 386, Streatham High Road, LONDON, SW16 6AT**

<b>Dwelling type:</b> Mid-floor flat	<b>Reference number:</b> 0029-3805-7744-9824-7895
<b>Date of assessment:</b> 25 April 2014	<b>Type of assessment:</b> SAP, new dwelling
<b>Date of certificate:</b> 28 April 2014	<b>Total floor area:</b> 69 m <sup>2</sup>

**Use this document to:**

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,032</b>
<b>Over 3 years you could save</b>	<b>£ 54</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
<b>Lighting</b>	£ 204 over 3 years	£ 144 over 3 years	<div style="border: 1px solid green; padding: 5px; width: fit-content; margin: auto;"> <span style="color: green; font-weight: bold;">You could save £ 54 over 3 years</span> </div>
<b>Heating</b>	£ 558 over 3 years	£ 564 over 3 years	
<b>Hot Water</b>	£ 270 over 3 years	£ 270 over 3 years	
<b>Totals</b>	<b>£ 1,032</b>	<b>£ 978</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Very energy efficient - lower running costs

(92-plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

Current	Potential
82	83

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

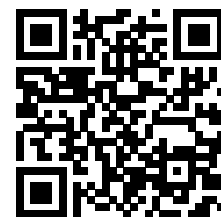
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

**Actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£20	£ 51

**MISREPRESENTATION ACT, 1967.**

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