



STREATHAM HIGH ROAD, SW16
£435,000 LEASEHOLD

**STYLISH AND SPACIOUS TWO-BEDROOM
APARTMENT WITH MODERN COMFORTS, IDEALLY
LOCATED CLOSE TO STREATHAM COMMON**

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

Winkworth

for every step...

winkworth.co.uk



Discover the comfort and modern style of this generously sized two-bedroom apartment, perfectly positioned for convenient access to public transport via Streatham station. This spacious home spans approximately 752 sq. ft. and offers a thoughtfully designed open-plan reception room and kitchen, ideal for both entertaining and everyday living. The property boasts two bright and spacious double bedrooms, each with ample storage, and a modern bathroom and an additional en-suite shower room. There is also the added benefit of allocated underground parking.

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

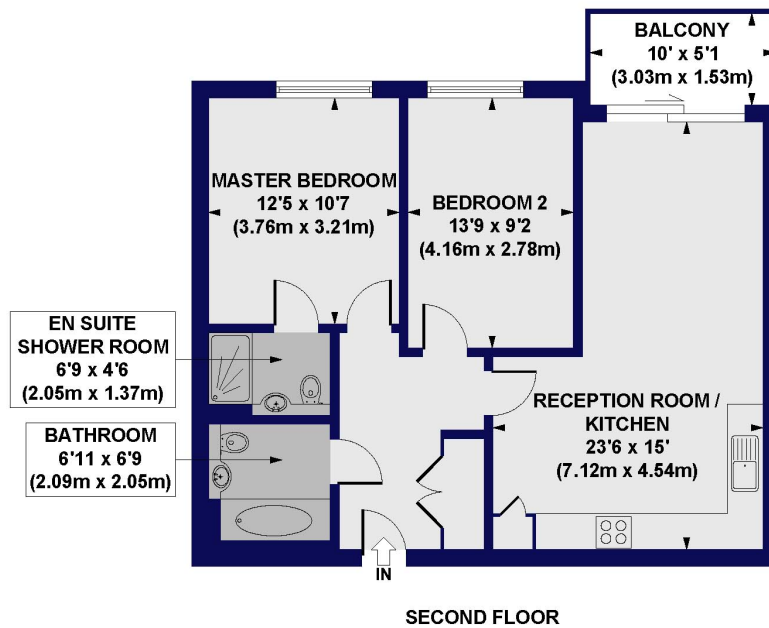
AT A GLANCE

- Spacious apartment of approximately 774 sq. ft.
- Ideal location close to Streatham Common
- Bright and airy open-plan reception room and kitchen.
- High-quality integrated kitchen appliances
- Two spacious double bedrooms with ample storage.





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.



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.

Tenure: Leasehold

Term: 138 year and 4 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.

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		
(21-59)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



for every step...

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.