



Lyss Homes



Derry Court., 386 Streatham High Road, London, SW16 6AU

£425,000





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- Two bedrooms
- One bathroom
- South facing
- Private balcony
- Views of internal communal gardens
- Fourth floor
- Concierge
- Excellent location

As you enter, you are greeted by a spacious reception room that invites natural light, thanks to its south-facing orientation. This bright and airy space is perfect for relaxation or entertaining guests. The flat also features a contemporary bathroom, designed with modern fixtures to cater to your daily needs.

One of the standout features of this property is its lovely view of the communal gardens, providing a serene backdrop for your living experience. The well-maintained gardens offer a peaceful retreat, perfect for unwinding after a busy day.

Built in 2014, this flat benefits from modern construction standards, ensuring energy efficiency and contemporary design throughout. Additionally, the presence of a concierge adds an extra layer of convenience and security, making this property an attractive option for those who value peace of mind.

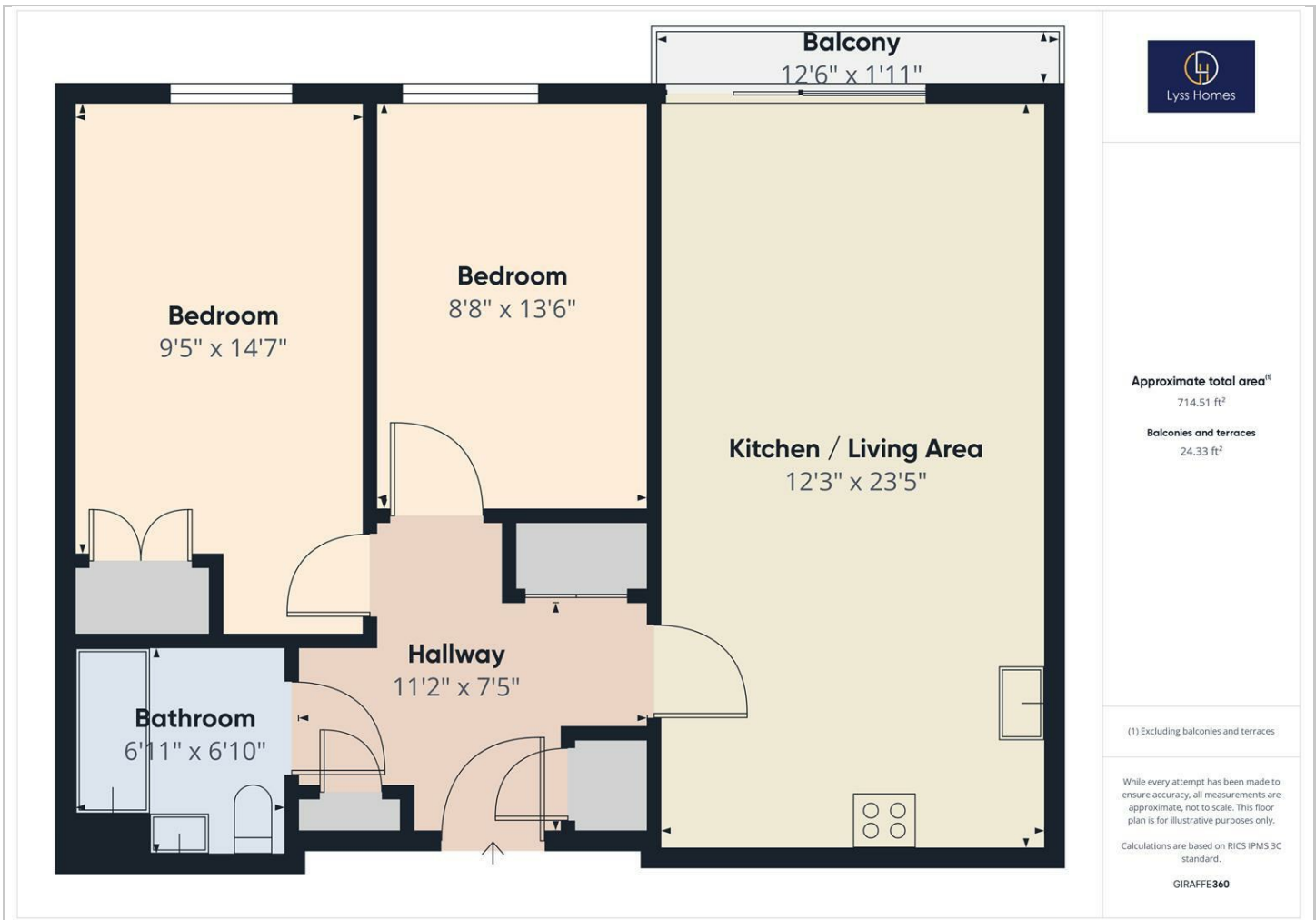
With its prime location on Streatham High Road, residents will enjoy easy access to a variety of shops, restaurants, and local amenities, as well as excellent transport links to central London. This flat is not just a home; it is a lifestyle choice that combines comfort, style, and accessibility. Don't miss the opportunity to make this charming flat your own.







## Floor Plans

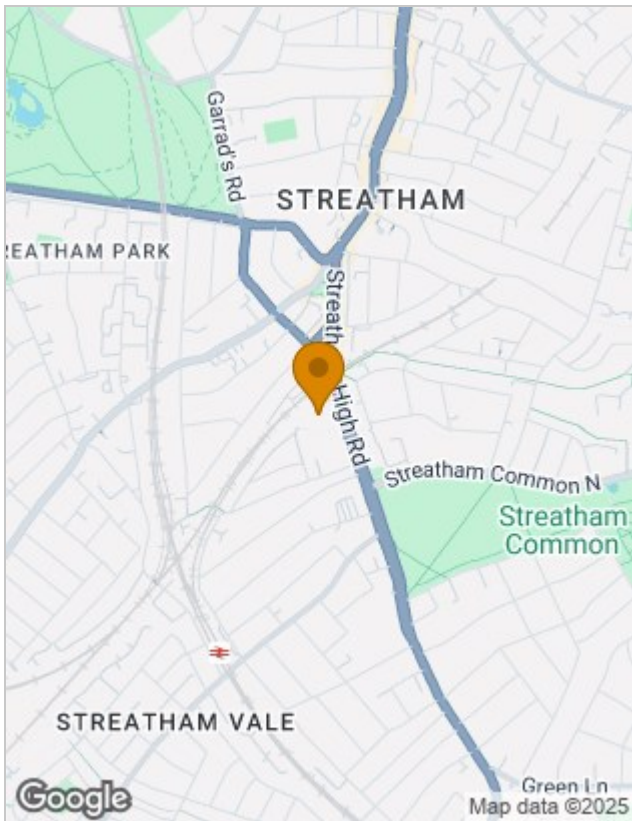


## Viewing

Please contact our Lyss Homes Office on 02080 505 452 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	83
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	