

Gaumont Place, SW2

£350,000 LEASEHOLD

1	1	1
BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01 Third floor modern apartment

02 Generous 23ft open-plan reception

03 Separate dedicated office area

04 Spacious five-metre double bedroom

05 Landscaped communal courtyard gardens

06 Two built-in hallway cupboards

07 Secure underground parking space

08 M&S Foodhall on doorstep

Winkworth Streatham

020 8769 6699 streatham@winkworth.co.uk

Winkworth

for every step...







THE PROPERTY

Positioned on the third floor of a premier modern development, this exceptionally bright and spacious one-bedroom apartment offers an impressive sense of openness, complemented by beautifully landscaped communal gardens.

The welcoming entrance leads into a generous hallway with two built-in storage cupboards, a dedicated home office area and a large double wardrobe.

At the heart of the apartment is an impressive 23ft open-plan kitchen, dining and living room, featuring multiple full-height windows that flood the space with natural light. The contemporary fitted kitchen offers streamlined white cabinetry, integrated appliances and ample worktop space, while the generous floor area comfortably accommodates a full dining table and substantial lounge seating. The result is a wonderfully airy and versatile living environment.

The well-proportioned double bedroom is quietly positioned off the hallway and extends over five metres in length, providing excellent space for a comfortable bed and additional furniture. A stylish contemporary bathroom completes the accommodation, featuring a full-size bathtub with overhead shower, integrated vanity shelving and chrome heated towel rail.

Residents benefit from secure entry, concierge service, a communal gym and direct access to landscaped courtyard gardens. The apartment also comes with an allocated parking space in the secure underground car park.

Gaumont Place is ideally located in the heart of Streatham Hill, with M&S Foodhall, Gail's Bakery, Starbucks and a local fitness hub directly below. Streatham Hill station is moments away, offering direct services to London Victoria in just 17 minutes, with convenient connections to London Bridge. Excellent bus links provide easy access to Brixton, Balham and Clapham, while Tooting Bec Common is a short stroll away.

THE DETAILS

TENURE
Leasehold

TERM
988 year and 2 months

SERVICE CHARGE
£3824.52 per annum

GROUND RENT
£ 468 Annually (subject to increase)

COUNCIL TAX BAND
D

EPC RATING
B

Winkworth
for every step...





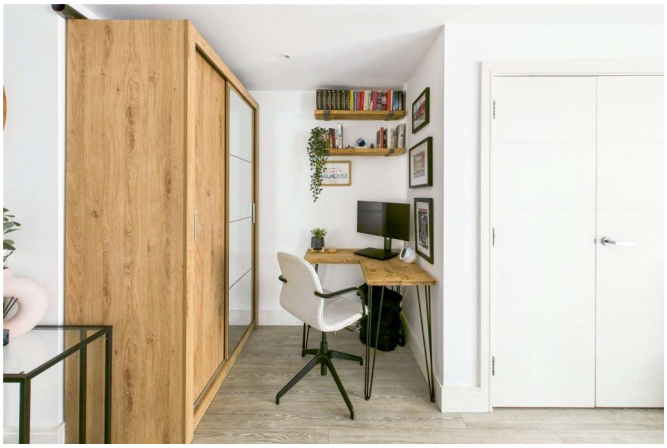




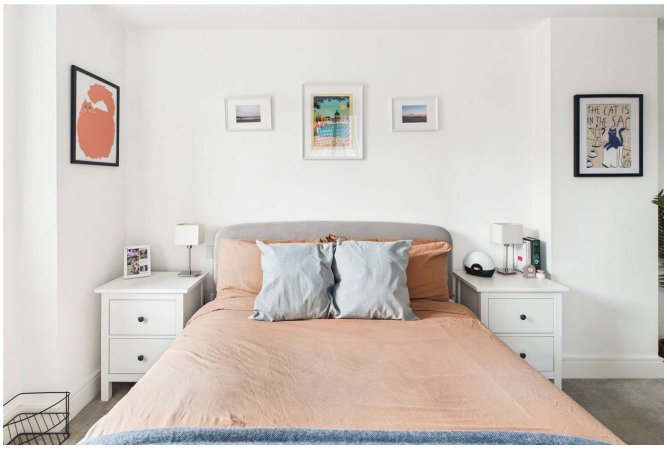


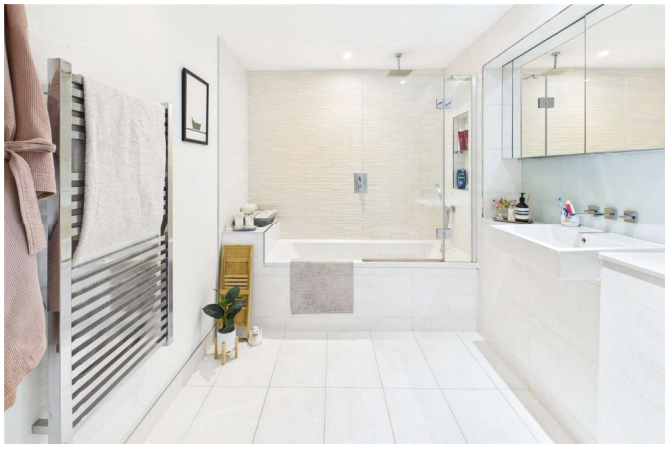
Winkworth

for every step...











Winkworth

for every step...



Winkworth

for every step...



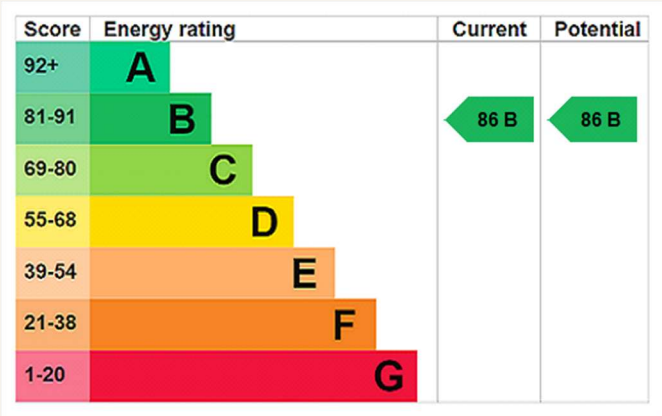
Total area: approx. 69.4 sq. metres (746.7 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.

Gaumont Place

ENERGY PERFORMANCE



VIEWINGS

Winkworth Streatham

020 8769 6699 streatham@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.

Winkworth
for every step...