



Gaumont Place, SW2

£425,000 *Leasehold*

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KEY FEATURES

- Modern contemporary apartment
- Two comfortable double bedrooms
- Large dual aspect open plan reception
- Sleek fitted kitchen with island
- Practical larger separate utility room
- Bright floor to ceiling windows
- Close to local amenities
- Near Streatham Hill station

Set within a desirable contemporary development, this beautifully presented two-bedroom apartment offers a bright, balanced, and stylish urban home. The accommodation opens into an inviting, wide hallway that connects the apartment's layout logically. The heart of the property is a spectacular open-plan kitchen and living area, complete with dual-aspect floor-to-ceiling windows that flood the room with natural light and frame far-reaching views. The kitchen is of a high contemporary specification, thoughtfully fitted with sleek minimalist cabinetry, modern integrated appliances, and a central island breakfast bar that provides an ideal space for casual dining and entertaining. The apartment features two comfortable double bedrooms, both presenting a crisp, modern finish with generous floor-to-ceiling windows. Serving the home is a stylish modern family bathroom, meticulously finished with a sleek bath and overhead shower fixture, custom vanity mirror, and a chrome heated towel rail. Positioned off the main entrance hallway is a highly practical, larger-than-average utility room, providing invaluable separate laundry storage and space to keep household appliances neatly out of sight. Gaumont Place is ideally situated in the heart of Streatham Hill, offering a vibrant urban lifestyle with a neighbourhood feel. Residents are just moments from the extensive range of shopping, artisan dining, independent cafés, and leisure amenities lining Streatham High Road. The open green spaces of Tooting Bec Common and Streatham Common are also within easy reach for outdoor recreation. For the commuter, transport links are premier; Streatham Hill station is a short walk away, offering rapid, direct services into London Victoria in approximately 18 minutes and London Bridge in around 37 minutes. Additionally, a frequent network of local bus routes provides effortless connections to nearby Brixton for the Victoria Line Underground.

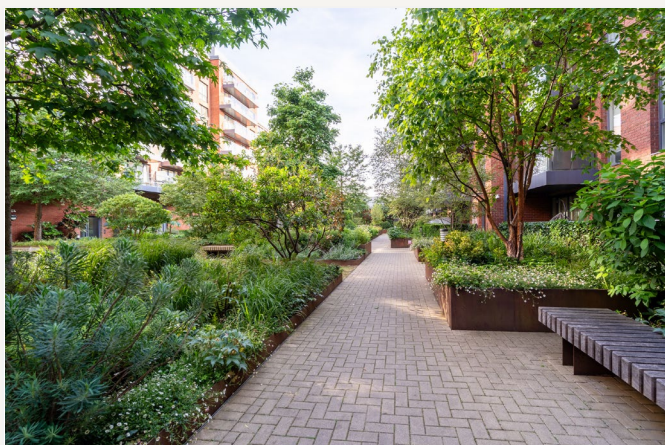
Streatham

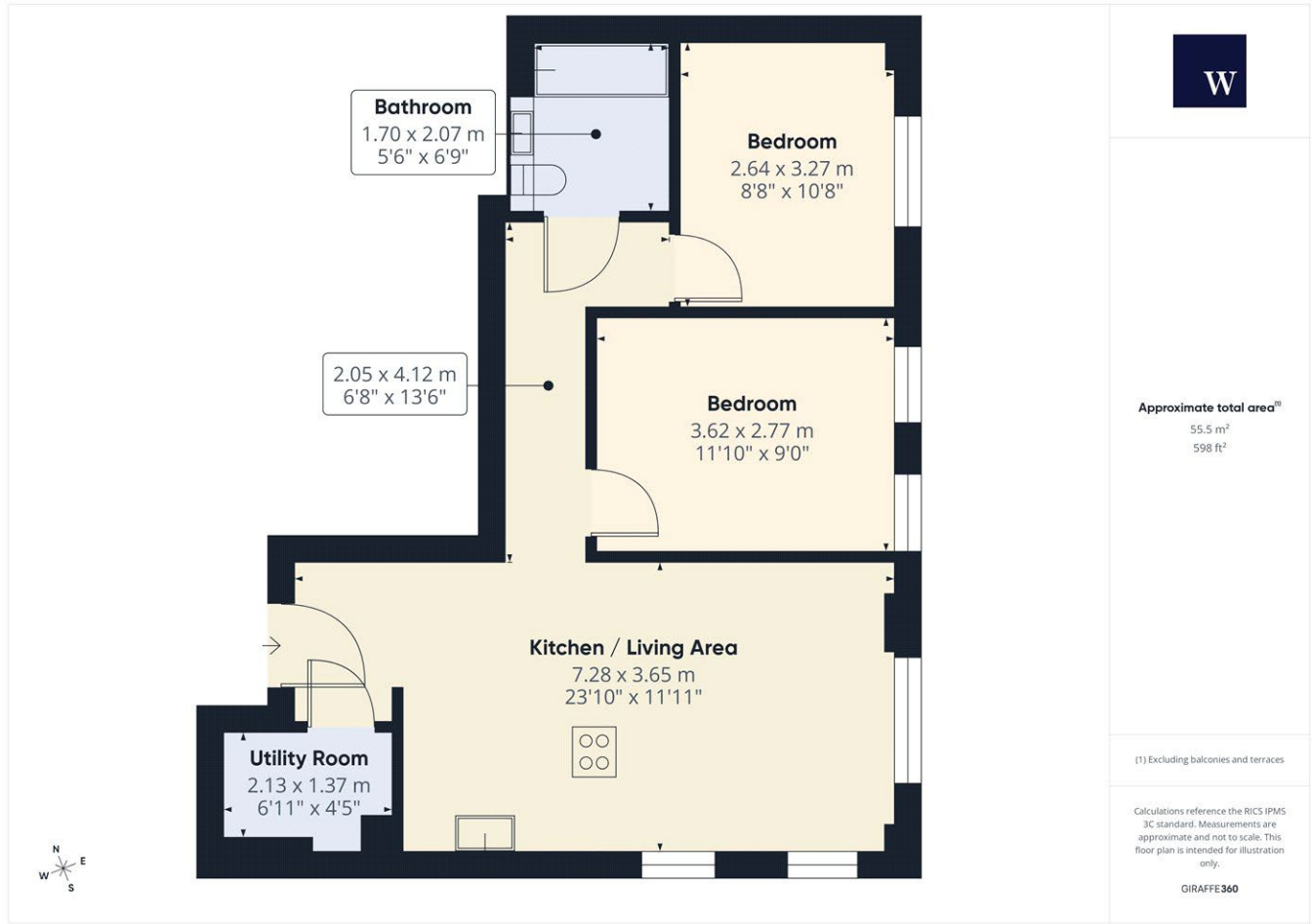
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold
Term: 988 year and 5 months
Service Charge: £3456 per annum
Ground Rent: £546 Annually (subject to increase)
Council Tax Band: D
EPC rating: B

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