



Gaumont Place, SW2

£375,000 *Leasehold*



KEY FEATURES

- Turnkey luxury modern apartment
- Private south facing balcony
- Exceptional all day natural light
- Underfloor heating throughout property

Exclusively handled by Winkworth, this generously sized, bright turnkey apartment delivers 521 square feet of high-end luxury living space. Set within a premier landmark development by London Square, the property occupies one of the finest, most sun-drenched positions within the building. The layout is centred around an expansive open-plan kitchen and living area, which feels incredibly light and airy compared to neighbouring plots. Double doors lead directly onto a private, south-facing balcony that enjoys exceptional levels of sunlight all day long. The kitchen itself is finished to an impeccable standard with sleek, contemporary cabinetry and built-in appliances. Throughout the home, modern comfort is enhanced by an efficient underfloor heating system. The accommodation includes a substantial double bedroom boasting excellent proportions and full-height windows that overlook the central grounds. Serving the apartment is a contemporary luxury bathroom suite intricately

- Concierge residents gym facilities
- Landscaped communal courtyard gardens
- Streatham Hill station nearby
- Offered with a long lease

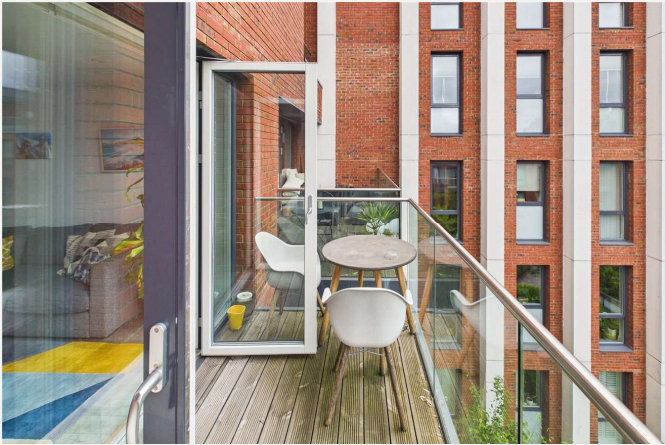
finished with a modern bath and shower fixture, floating sanitary ware, and a large, heated towel rail. Occupying a highly secure complex, residents gain access to an array of premium on-site amenities, including a 24-hour concierge service, a private residents-only gym, and beautifully landscaped communal courtyard gardens. Gaumont Place sits in the absolute heart of Streatham Hill, offering an unparalleled level of convenience with premium local amenities positioned right on the doorstep. The development benefits from a vibrant parade directly below, hosting an M&S Foodhall, Gail's Bakery, and a Starbucks, alongside the Streatham Space Project theatre and fitness hub. The open, green expanses of Tooting Common are just a short walk away. Transport connections are genuinely outstanding, with Streatham Hill station providing effortless direct rail links into London Victoria in just 17 minutes. Additionally, a frequent network of local buses offers rapid, straightforward access to the nearby hubs of Balham, Clapham, and Brixton.

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Approximate total area⁽¹⁾
48.4 m²
521 ft²

Balconies and terraces
7.3 m²
79 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 988 year and 4 months

Service Charge: £2939.4 per annum

Ground Rent: £ 468.36 Annually (subject to increase)

Council Tax Band: C

EPC rating: B

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