

Gaumont Place, SW2

OIEO £365,000 LEASEHOLD

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BEDROOMS	RECEPTIONS	BATHROOMS

KEY FEATURES

01 One double bedroom apartment
02 Private decked courtyard balcony
03 Open plan living kitchen
04 On-site residents gym
05 24-hour concierge
06 Landscaped communal courtyard gardens
07 Moments from Streatham station
08 Close to Tooting Common

Winkworth Streatham
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THE PROPERTY

Set within a sought after modern development, this stylish one bedroom apartment offers bright and beautifully proportioned living space with elevated views across landscaped communal gardens.

The entrance hall includes a dedicated utility cupboard, leading directly into a light filled open plan kitchen and living area extending over six metres. The contemporary kitchen is fitted with sleek white units, integrated appliances, and dark wood flooring. Full height glass doors open out onto a private decked balcony, creating a seamless indoor outdoor space ideal for relaxation while overlooking the peaceful courtyard grounds.

The double bedroom features a feature wood panelled accent wall and a large window looking out across the greenery. Completing the interior is a modern bathroom suite equipped with a bath and overhead shower, wall mounted basin, chrome heated towel rail, and mirrored cabinetry. Residents benefit from a 24-hour concierge service, a private residents gym, and secure entry.

Gaumont Place sits in the heart of Streatham Hill, putting exceptional everyday convenience right on the doorstep. A vibrant parade directly below the development features an M&S Foodhall, Gail's Bakery, Starbucks, and the Streatham Space Project theatre alongside local fitness facilities. Commuters benefit from superb transport links, with Streatham Hill station moments away providing direct rail services into London Victoria in just 17 minutes. Frequent local bus services offer quick connections to Balham, Clapham, and Brixton Underground stations. For green open spaces, the expansive parklands of Tooting Bec Common are a short walk away, while popular nearby schools include Streatham & Clapham High School GDST and Telferscot Primary School.

THE DETAILS

TENURE
Leasehold

TERM
988 year and 2 months

SERVICE CHARGE
£2705 per annum

GROUND RENT
£ 468 Annually (subject to increase)

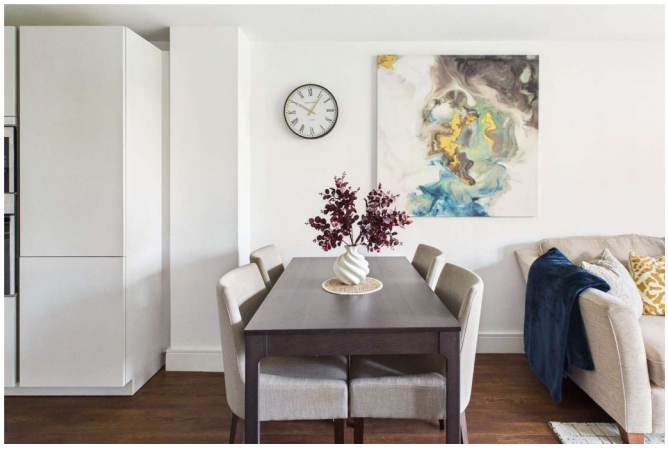
COUNCIL TAX BAND
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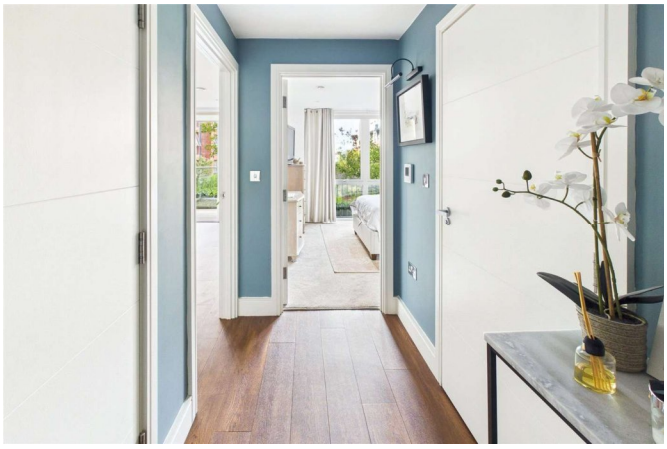
EPC RATING
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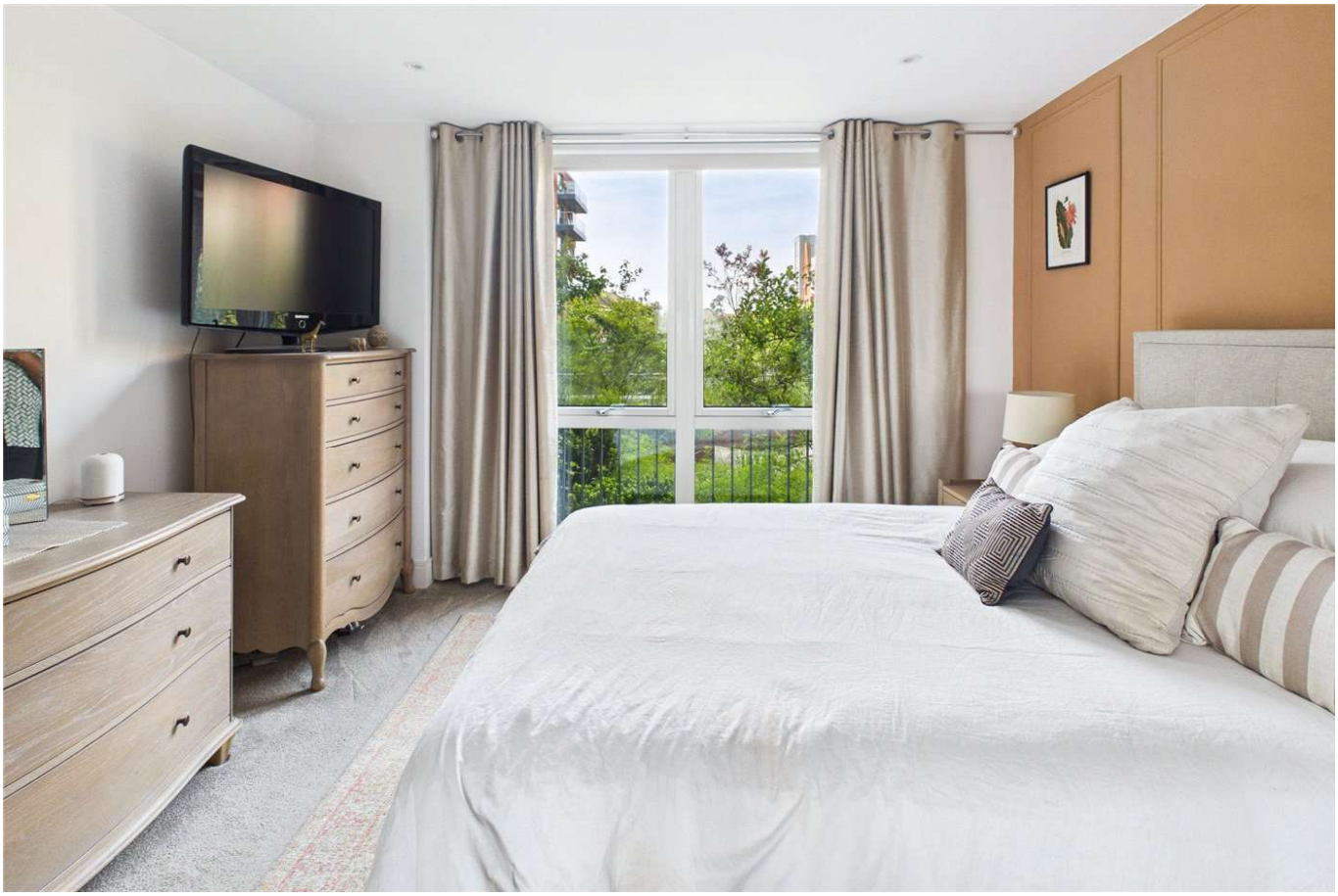






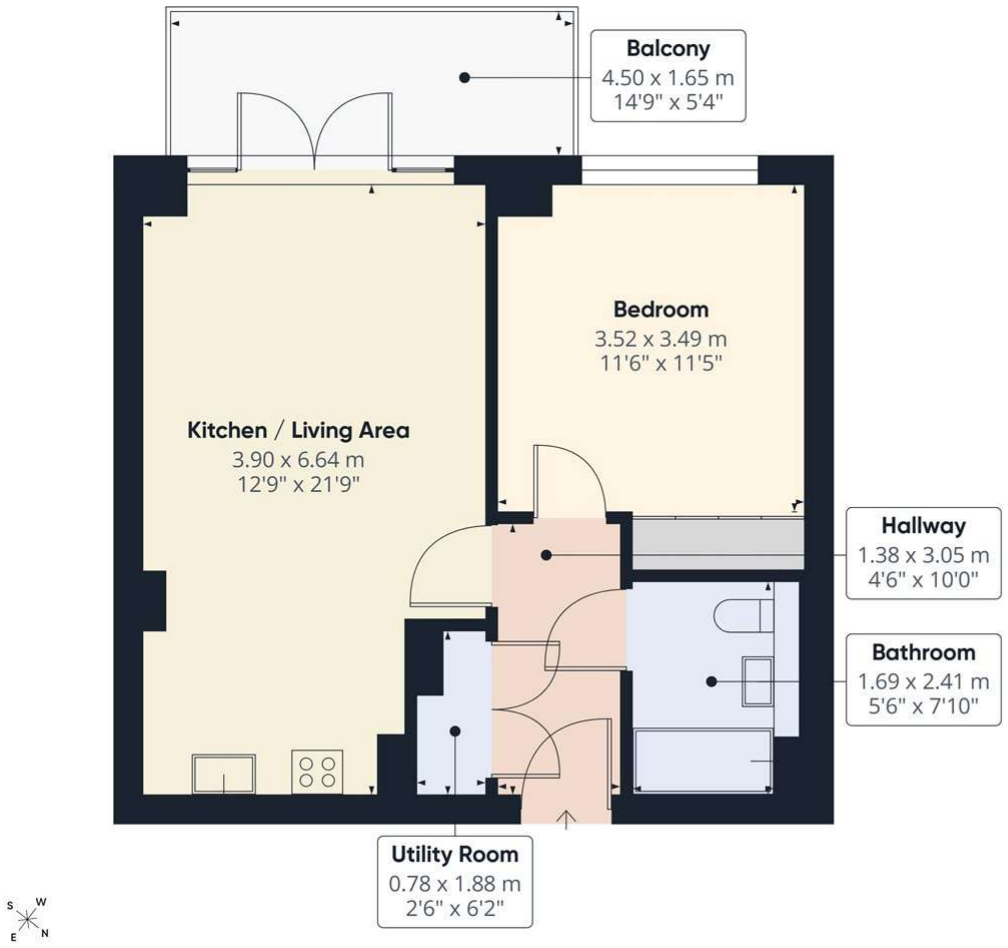
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Approximate total area(1)

48 m²
518 ft²

Balconies and terraces

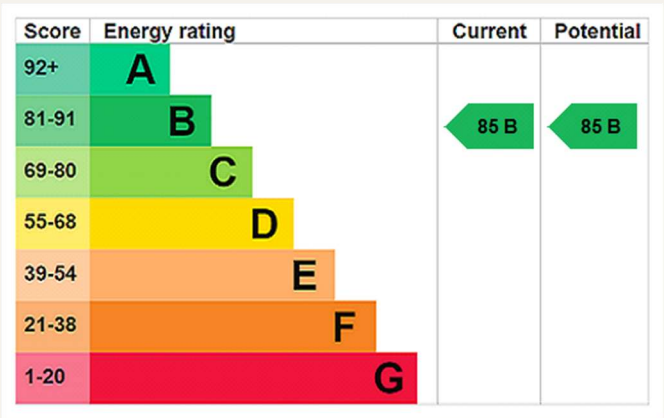
7.3 m²
79 ft²

(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.

GIRAFFE360

ENERGY PERFORMANCE



VIEWINGS

Winkworth Streatham

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