

Gaumont Place, SW2

2 1 2

£525,000

Leasehold

KEY FEATURES

- Spacious two-bedroom modern apartment
- Secure allocated bay in gated downstairs car park
- Recently installed new electric blinds
- Generous open-plan kitchen and living area
- Private balcony
- Two contemporary bathroom suites
- 24-hour concierge and private residents' gym
- 3-minute walk to Streatham Hill station (17 mins to Victoria)
- Tooting Bec Common close by

Set within a sought-after modern development in the heart of Streatham Hill, this impressive two-bedroom apartment offers bright, generous living accommodation extending over 1,000 sq ft, complete with a private balcony, a secure gated allocated parking bay, and newly installed electric blinds. The front door opens into a broad central hallway featuring dedicated built-in utility space. At the far end of the hall, the property opens into a substantial 24ft open-plan kitchen and living area, bathed in light from full-height glazing. The sleek kitchen is fitted with white units and integrated appliances, seamlessly flowing into the living room where glazed doors open onto a private balcony overlooking the leafy surroundings. Both bedrooms are exceptionally well-proportioned doubles, easily accommodating extensive storage. Serving the home are two modern bathroom suites, providing ideal flexibility for professionals, sharers, or guests. Residents further benefit from secure entry, an allocated bay in the gated downstairs car park, an on-site gym, 24-hour concierge service, and beautifully landscaped communal gardens. Gaumont Place sits in the heart of Streatham Hill, putting exceptional everyday convenience right on the doorstep. A vibrant parade directly below features an M&S Foodhall, Gail's Bakery, Starbucks, local fitness facilities, and the Streatham Space Project theatre. Commuters benefit from superb transport links: Streatham Hill station is just a 3-minute walk away, offering direct rail services into London Victoria in 17 minutes. Frequent local bus routes run right outside, taking roughly 10 minutes to reach Brixton Underground station (Victoria Line) alongside quick connections to Balham and Clapham. For green outdoor space, the expansive parklands of Tooting Bec Common are a short walk away.

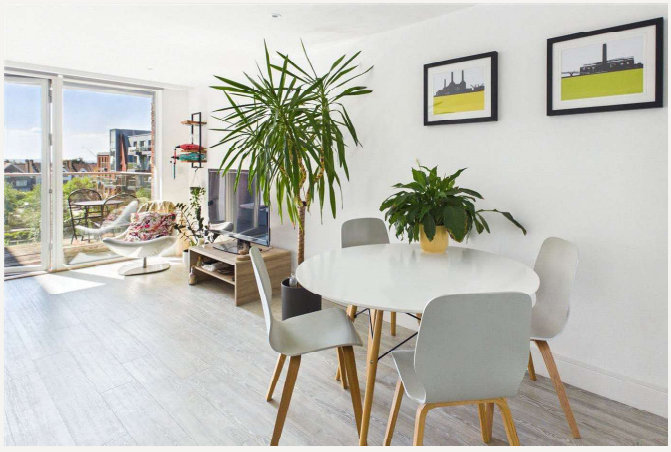
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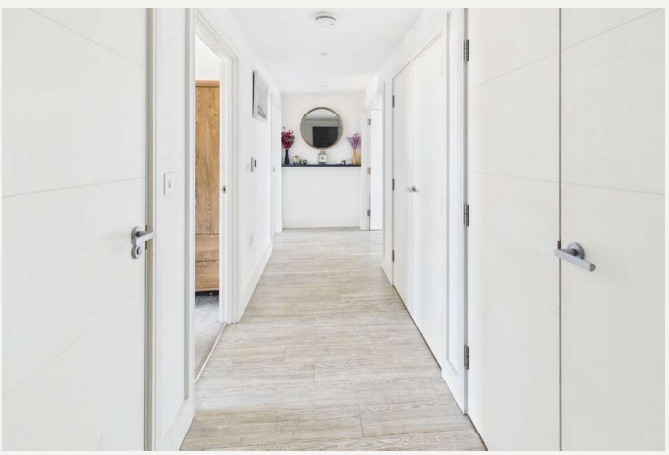




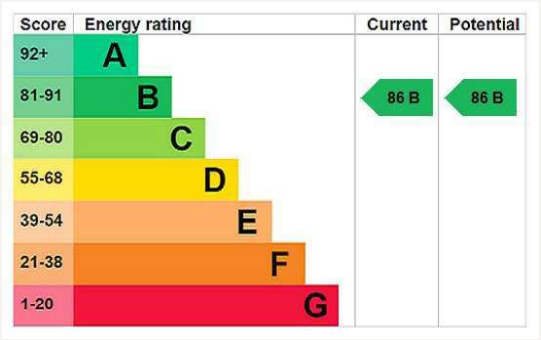












MATERIAL INFO

Tenure: Leasehold
Term: 988 year and 4 months
Service Charge: £5000 per annum
Ground Rent: £350 Annually (subject to increase)
Council Tax Band: E
EPC rating: B

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020 8769 6699 | streatham@winkworth.co.uk

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