



Gaumont Place, SW2

Offers IEO: £375,000 *Leasehold*



KEY FEATURES

- Third floor modern apartment
- Generous 23ft open-plan reception
- Separate dedicated office area
- Spacious five-metre double bedroom
- Landscaped communal courtyard gardens
- Two built-in hallway cupboards
- Secure underground parking space
- M&S Foodhall on doorstep
- Direct Victoria links nearby
- Chain free

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.

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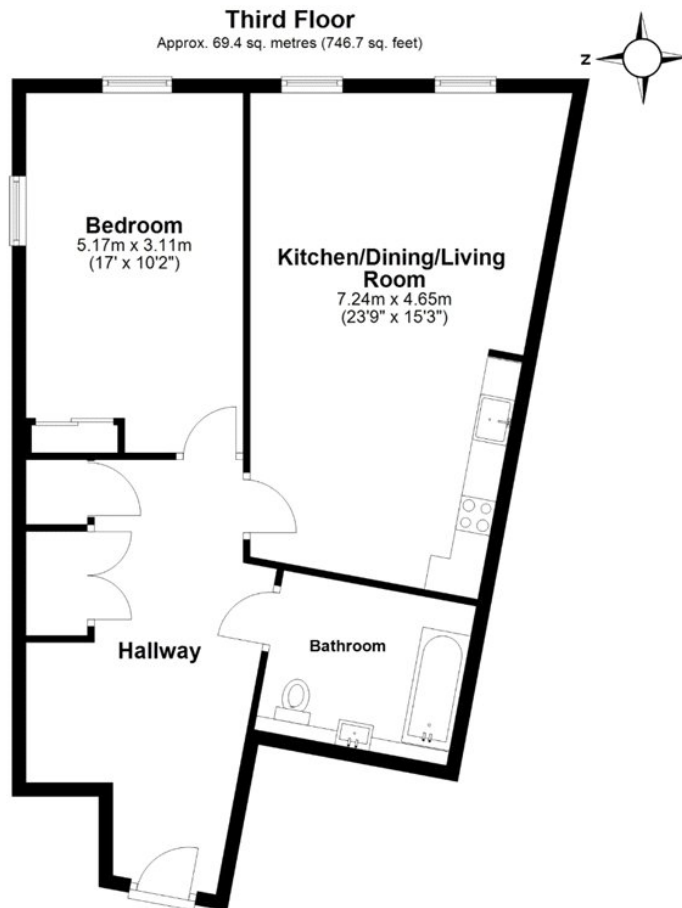
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Total area: approx. 69.4 sq. metres (746.7 sq. feet)

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Gaumont Place

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 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: £3824.52 per annum

Ground Rent: £468 Annually (subject to increase)

Council Tax Band: D

EPC rating: B

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