



## Streatham Hill, SW2

£300,000 *Leasehold*



### KEY FEATURES

- Communal gardens officially shared
- Iconic Pullman Court setting
- Excellent transport at Streatham Hill
- Large, well-proportioned double bedroom

A fabulous one bedroom flat steeped in mid-century charm. Situated on the ground floor, quietly positioned within the iconic Pullman Court - an architecturally significant 1930s development by Frederick Gibberd. Framed by greenery, the home overlooks the well-maintained communal gardens.

Inside, the space flows beautifully: the open-plan reception and dining area benefits from large upgraded double glazed Crittall windows and new upgraded gas fired central heating. There is a large open plan living area with an abundance of light and a modern kitchen tucked just beyond. The generously sized bedroom offers excellent proportions, with ample built in wardrobes.

This property is ideal for those drawn to design heritage, first-time buyers seeking community, or investors with vision. Set moments from Streatham Hill Station, it places you within easy reach of Brixton, Clapham, and central London.

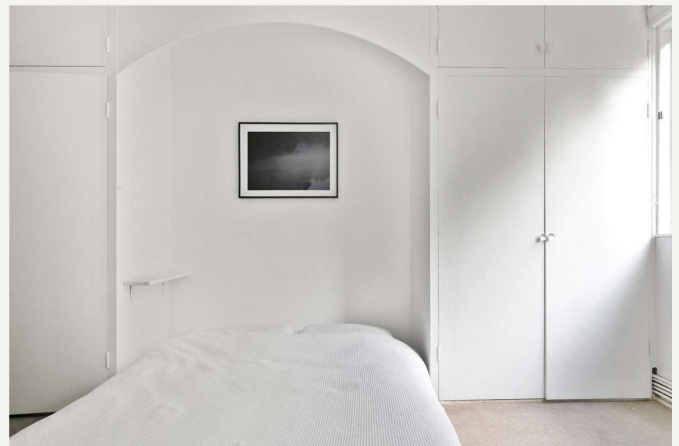
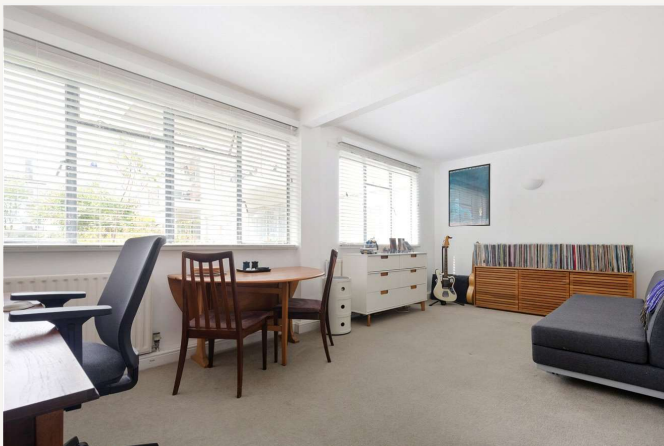
### Streatham

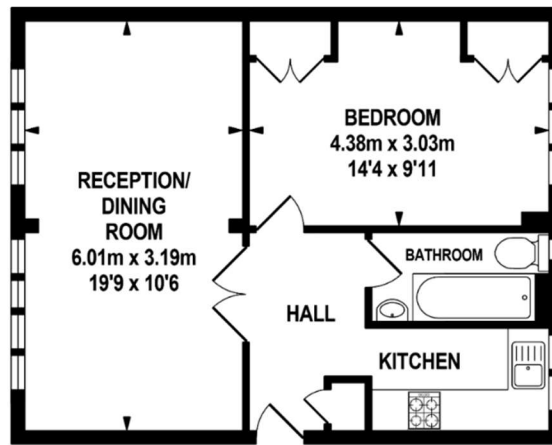
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GROUND FLOOR  
APPROX. FLOOR  
AREA 46.20 SQ.M.  
(497 SQ.FT.)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 166 year and 5 months

**Service Charge:** £3359.28 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:**

**EPC rating:** D

**Streatham**

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