



STREATHAM HILL, SW2
£299,995 LEASEHOLD

A THIRD FLOOR ONE BEDROOM FLAT IN A GREAT LOCATION ON THE STREATHAM/BRIXTON BORDERS

Streatham | 020 8769 6699 | streatham@winkworth.co.uk

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DESCRIPTION:

Available exclusively through Winkworth, we're pleased to present for sale this light and airy one-bed apartment within a Grade II listed landmark 1930s modernist building. The property, situated on the third floor (with lift), features a spacious lounge and double bedroom, with plenty of storage space. The modern bathroom, installed less than 6 months ago, enhances the contemporary appeal, while the fitted kitchen includes modern appliances. The property benefits from gas central heating and is double-glazed to provide extra insulation. Residents benefit from expansive and well-kept lawned communal gardens, with secure cycle parking also available. The property has a proactive and engaging resident's association, with a full-time building manager and caretaker and cleaning of communal areas throughout the week. For those seeking greenery, Tooting Common is a mere 10-minute walk away. The property's convenient location ensures easy access to local shops, cafes, bars, and restaurants, as well as transport links, including Streatham Hill station (17 minutes to Victoria), Brixton tube, Tulse Hill, and Clapham. Limited shared parking spaces are available for hire through arrangement with the block management company.

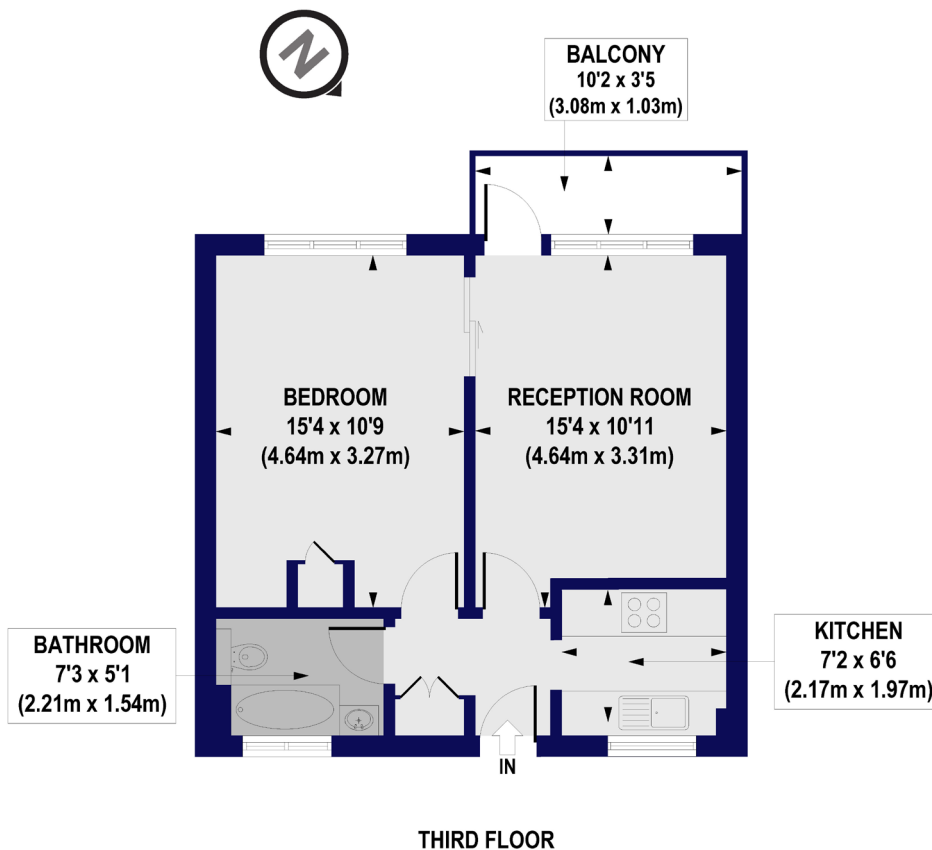
AT A GLANCE

- One Bedroom Apartment
- Third Floor (with lift)
- Reception Room
- Generous Double Bedroom
- Separate Fitted Kitchen
- Modern Bathroom
- Long Lease
- Sole Agent





Pullman Court, Streatham Hill, SW2
Approx. Gross Internal Floor Area 469 sq. ft / 43.53 sq. m



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold
Term: Expires - 24/12/2191
Service Charge: £1100 per annum
Ground Rent: Nil
Council Tax Band: B

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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