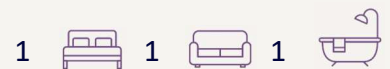




Pullman Court, Streatham Hill, SW2

OIEO £275,000 *Leasehold*



KEY FEATURES

- One double bedroom ground floor flat
- Celebrated architectural development
- Bright open-plan living area
- Contemporary kitchen with breakfast bar
- Modern bathroom with walk-in shower
- Dedicated on-site building manager
- Secure residents bike storage
- Landscaped communal gardens
- Short walk to Streatham Hill station

Set on the ground floor of a highly regarded development celebrated for its architectural pedigree and strong sense of community, this bright one-bedroom apartment offers stylish, well-balanced living space. The front door opens into a central entrance hallway that connects each of the principal rooms. At the heart of the home is an impressive open-plan kitchen and living area. Bathed in natural light through expansive corner windows, the reception space features warm wood flooring and offers a comfortable setting for relaxing. Seamlessly integrated, the contemporary kitchen is thoughtfully arranged with crisp white cabinetry, integrated cooking appliances, and a practical peninsula breakfast bar. The double bedroom is well-proportioned, enjoying large windows and a bright, neutral finish. The apartment is served by a modern bathroom suite equipped with a walk-in shower and clean white wall tiling. Residents of this iconic building benefit from exceptional on-site amenities, including a dedicated building manager, secure bike storage, and access to beautifully landscaped communal gardens. Pullman Court is ideally positioned to take full advantage of Streatham Hill's vibrant and growing lifestyle scene. An excellent array of independent cafés, artisan bakeries, popular restaurants, and boutique shops are right on your doorstep. Commuters enjoy outstanding transport connections, with Streatham Hill Station just a short walk away, providing direct rail links into London Victoria in under 20 minutes. Additionally, frequent and reliable local bus routes offer rapid services into Brixton for the Victoria Line, as well as easy access to Clapham and Central London.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 165 years and 3 months

Service Charge: £2790 per annum

Ground Rent: TBC

Council Tax Band: B

EPC rating: D

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