



STREATHAM HILL, SW2
£185,000 LEASEHOLD

ICONIC GRADE II LISTED STUDIO WITH PRIVATE BALCONY IN VIBRANT STREATHAM HILL

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DESCRIPTION

Pullman Court is an iconic Grade II listed modernist development set along vibrant Streatham Hill, celebrated for its striking 1930s architecture and expansive communal gardens. This beautifully bright studio apartment offers an elegant blend of period charm and contemporary functionality.

Inside, the airy studio space is framed by large steel-framed windows, flooding the room with natural light and creating a warm, inviting feel. The thoughtful layout includes space for both living and sleeping areas, complemented by sleek dark flooring and built-in storage. A private balcony offers an open aspect with leafy urban views — perfect for morning coffee or evening unwinding.

A separate compact kitchen is finished in a crisp, modern style, while the bathroom features fresh white tiling and a bath with an overhead shower.

Residents benefit from well-maintained landscaped gardens, secure bike storage, and an engaged community supported by an on-site building manager and active residents' association.

Conveniently located moments from Streatham Hill Station (with direct services to Victoria in around 17 minutes), plus excellent bus links into Brixton and Clapham. Limited residents' parking may be available by arrangement.

This apartment is offered chain-free, making it an ideal choice for first-time buyers, a London pied-à-terre, or a savvy rental investment.



ACCOMMODATION

Leasehold 166 years 4 months, 0 to 1 Bedroom, 0 to 1 Reception Room, 1 Bathroom, Flat/Apartment, Studio, Upper Floor with Lift, Balcony, Communal Gardens, Period, Town/City, Purpose Built, Good decoration, 216 Approx Sq Ft, Service charge £1,732 pa



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TOTAL: 216 sq. ft, 20 m²

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 Winkworth. 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.



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 166 year and 4 months

Service Charge: £1732.44 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: A

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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