



Gaumont Place, SW2

Offers in excess of £500,000 *Leasehold*



KEY FEATURES

- Two spacious double bedrooms
- Principal bedroom with en-suite
- Generous private balcony
- Bright open-plan reception/kitchen
- Secure residents' gym and concierge service
- Two allocated secure parking spaces
- Excellent storage throughout
- Moments from Streatham Hill station

Set within a striking modern development in the heart of Streatham Hill, this superb first-floor apartment offers spacious, contemporary living combined with excellent amenities and an enviable location.

The apartment features an impressive open-plan reception and kitchen area, flooded with natural light and opening directly onto a generous private balcony — perfect for morning coffees or evening entertaining. The sleek kitchen is fully fitted with integrated appliances and clean-lined cabinetry, ideal for those who love to cook and socialise. The principal bedroom boasts fitted wardrobes and a stylish en-suite shower room, while the second double bedroom offers excellent flexibility for use as a guest room, home office or

nursery. A well-appointed family bathroom and excellent hallway storage further enhance the sense of comfort and practicality.

Additional highlights include two secure parking spaces, a rare advantage in this location, a residents' gym, a communal courtyard garden, and a welcoming concierge service offering added convenience for busy city living. Perfectly placed for the lively energy of Streatham Hill, you're just moments from popular cafes, bars, and independent shops, with Streatham Hill station providing swift links to Victoria and beyond. The leafy open spaces of Tooting Bec Common are also a short stroll away, offering an idyllic retreat from urban life.

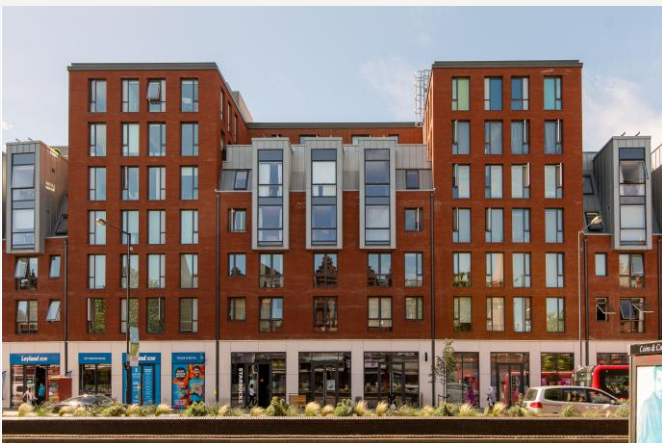
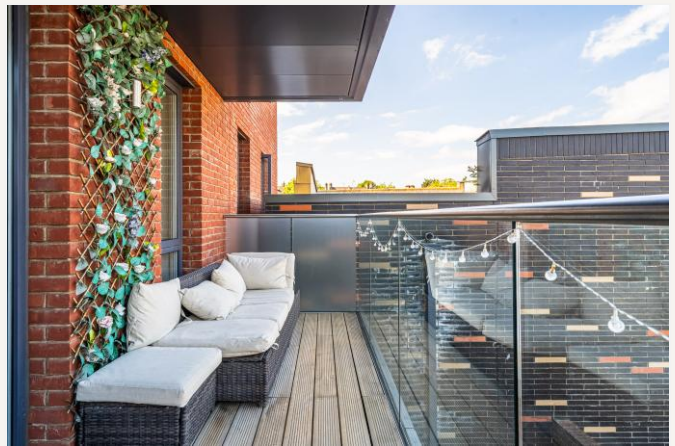
Streatham

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TOTAL: 809 sq. ft, 75 m²
FIRST FLOOR: 809 sq. ft, 75 m²
EXCLUDED AREAS: BALCONY: 80 sq. ft, 7 m²

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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: 991 year and 8 months

Service Charge: £4874 per annum

Ground Rent: £380 per annum

Council Tax Band: D

EPC rating: B

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