



Streatham Hill, SW2

£300,000 *Leasehold*



KEY FEATURES

- Grade II listed building
- Fully refurbished interior
- Spacious double bedroom
- Bright reception dining room
- Modern fitted kitchen
- Smart contemporary bathroom
- Beautiful communal gardens
- Residents' parking available (Subject to availability via Block Management)

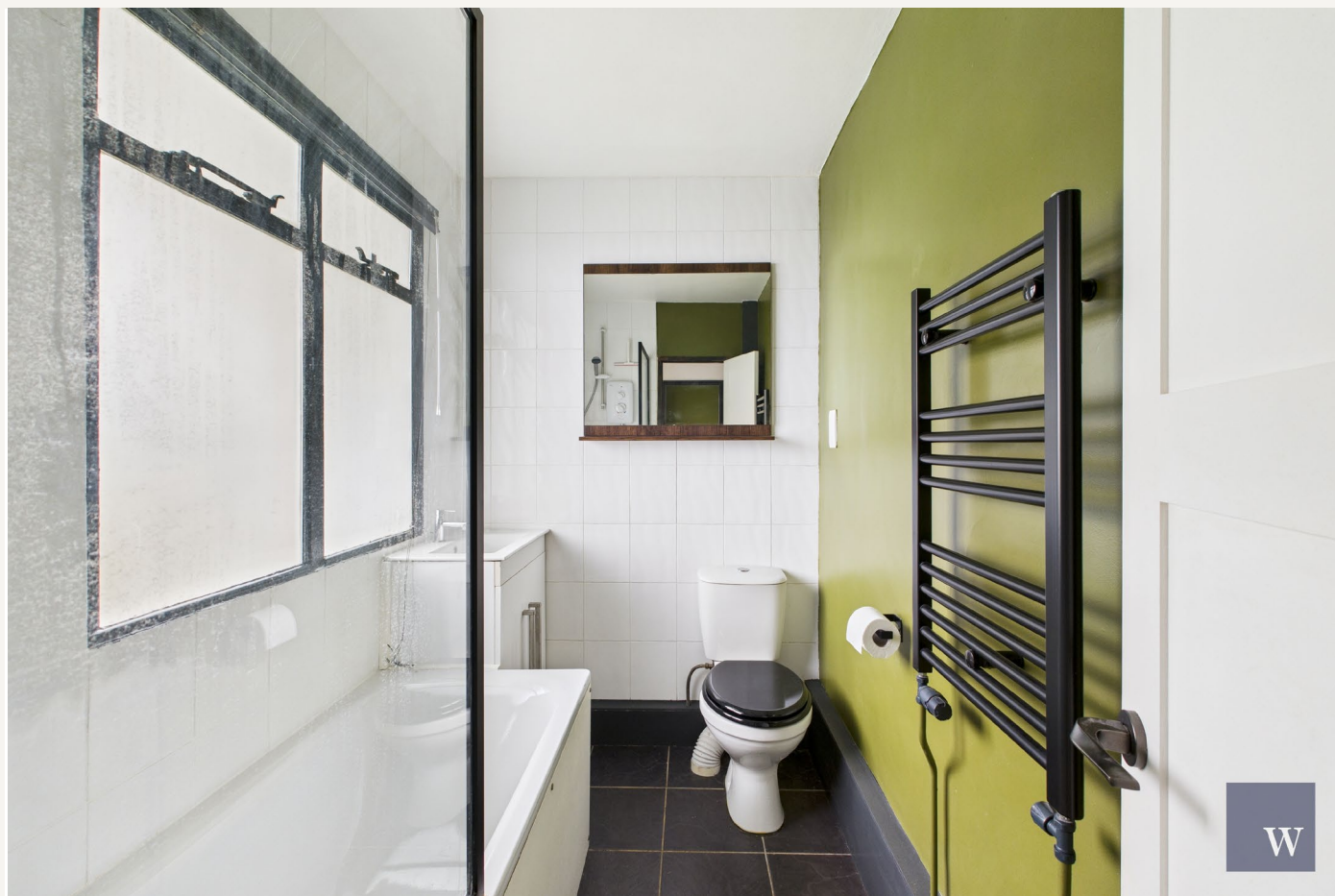
Set within the iconic Grade II listed Pullman Court on Streatham Hill, this beautifully refurbished ground-floor apartment offers bright, elegant living in one of London's most celebrated 1930s modernist buildings. The flat has been tastefully updated throughout, enhancing its generous proportions and abundant natural light while preserving the development's architectural character. A welcoming hallway leads into a spacious reception and dining room, featuring large windows perfect for letting in plenty of natural light. The modern fitted kitchen sits separately and includes contemporary cabinetry and sleek worktops. The double bedroom is an excellent size and benefits from a peaceful outlook towards the communal grounds. A sleek, modern bathroom completes the accommodation, finished with modern tiling, a bath with an overhead shower, WC and wash basin. Pullman Court is renowned for its striking Art Deco architecture, active residents' association, and well-maintained communal areas. Residents enjoy beautifully kept gardens and have the option to apply for on-site parking through a separate arrangement with the block management (subject to availability). Pullman Court is ideally positioned on Streatham Hill, offering superb access to transport, local shops, restaurants, gyms and cafés. Streatham Hill Station provides fast connections to Victoria, while bus routes run frequently towards Brixton, Clapham, Balham and beyond. The area enjoys a vibrant mix of amenities, with large supermarkets, independent eateries and multiple green spaces including Tooting Bec Common nearby. This location continues to appeal to buyers seeking both convenience and architectural significance. *Please note: Some images have been virtually staged for illustrative purposes.

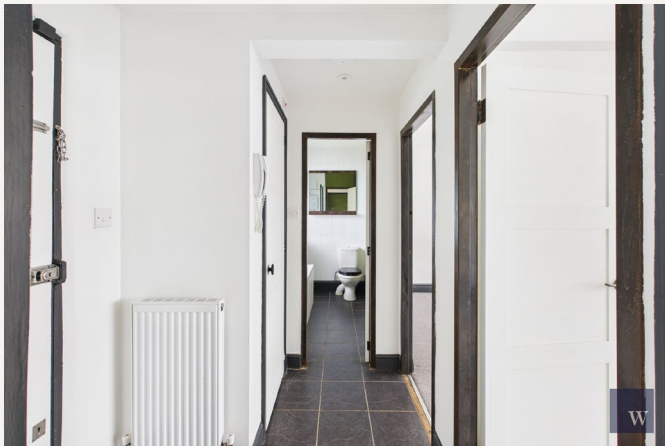
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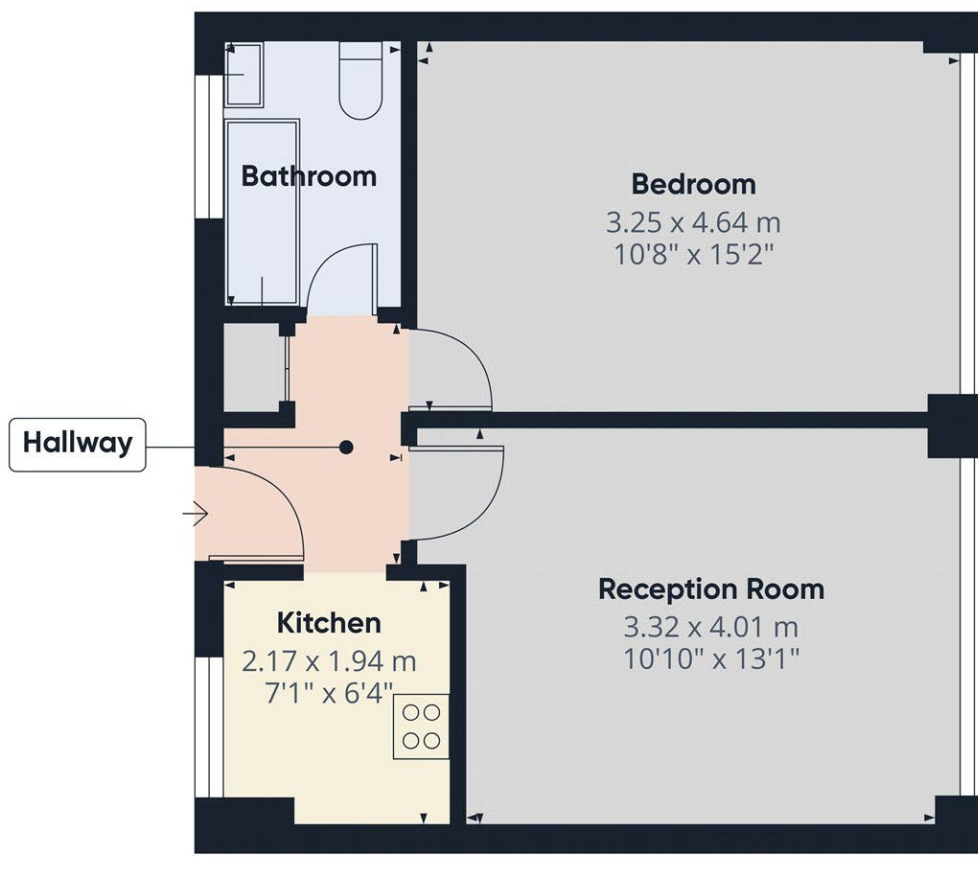
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Approximate total area⁽¹⁾
40.6 m²
437 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	72 C
39-54	E		
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Leasehold

Term: 166 years

Service Charge: £2000 per annum

Council Tax Band: B

EPC rating: D

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