



GAUMONT PLACE, SW2
£750,000 LEASEHOLD

LUXURY ROOFTOP APARTMENT WITH LARGE TERRACE, PARKING, CONCIERGE & GYM IN STREATHAM HILL

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

Perched at the top of this luxury development, this beautifully styled three-bedroom apartment is a rare find in the heart of Streatham Hill. Set within the coveted Gaumont Place by London Square, the home benefits from its own stunning private roof terrace spanning over 560 sq. ft. – the perfect spot for al fresco dining, entertaining or simply taking in uninterrupted skyline views across the capital.

Inside, the apartment impresses with its bright and spacious open-plan reception room and kitchen, complete with Corian worktops, Siemens integrated appliances, and ample storage space. The layout flows seamlessly from living to dining to cooking zones, all finished with high-quality Amtico flooring and crisp modern décor.

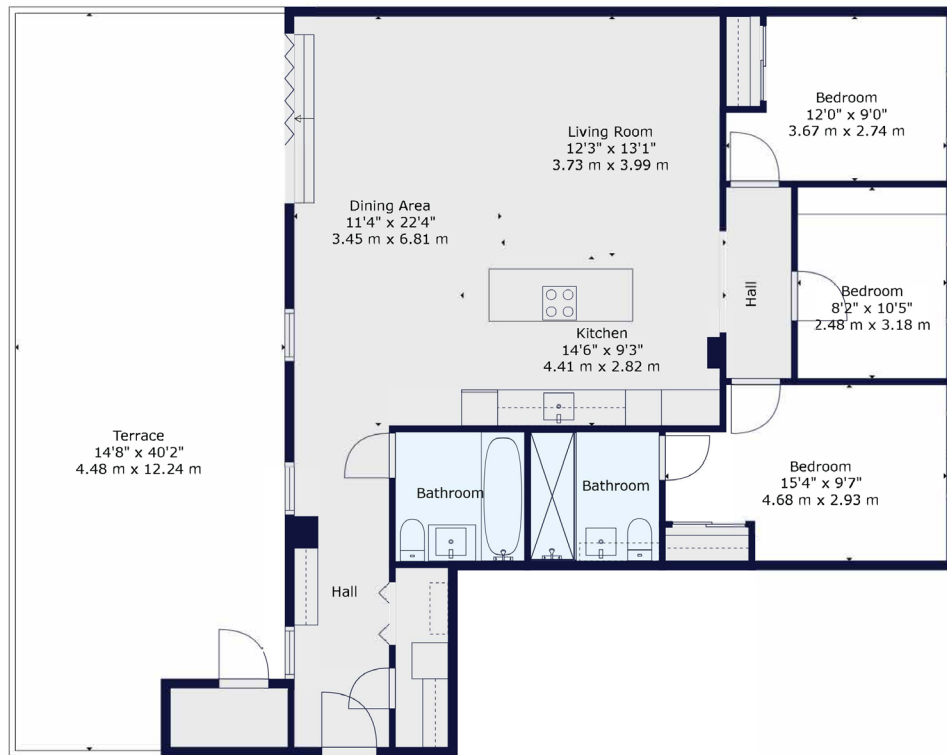
All three double bedrooms are generous in size and two benefit from large windows and built-in storage. A sleek contemporary bathroom features large-format tiling and mirrored cabinetry. The hallway also offers multiple fitted cupboards for practicality.

Further benefits include a private car parking space within the secure gated underground car park – a rare and valuable asset in this location.

Residents of Gaumont Place also enjoy a range of premium amenities including a concierge, private gym, secure entry system, and access to immaculately landscaped communal gardens. Streatham Hill station is just a short stroll away, providing direct access to London Victoria, while Brixton, Balham and Clapham are all within easy reach by bus or bike.

Offered with a long lease, this turnkey home combines comfort, security and lifestyle in a sought-after location.





TOTAL: 1163 sq. ft, 108 m²
EXCLUDED AREAS: TERRACE: 564 sq. ft, 52 m²

Winkworth

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	88 B	88 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Term: 989 year and 7 months

Service Charge: £6480 per annum

Ground Rent: £400 per annum

Council Tax Band: E

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.

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

Winkworth

for every step...

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.