



GAUMONT PLACE, SW2  
**£525,000 LEASEHOLD**

**A SUPERB TWO BEDROOM, TWO BATHROOM  
 LUXURY APARTMENT IN PRIME STREATHAM  
 HILL**

Streatham | 020 8769 6699 | [streatham@winkworth.co.uk](mailto:streatham@winkworth.co.uk)

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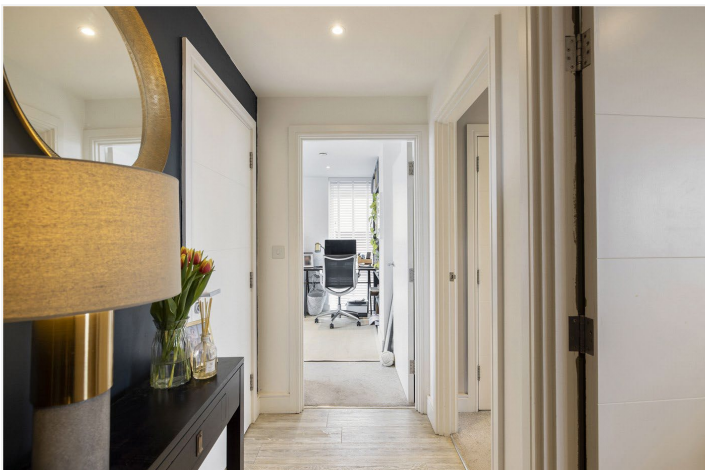
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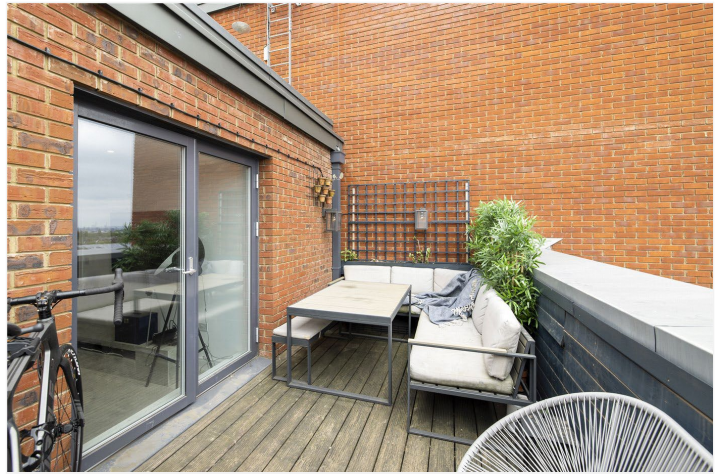


#### DESCRIPTION:

A stunning and generously-proportioned (in excess of 780 Sq. Ft.) luxury sixth floor two double bedroom apartment with south-facing balcony and an additional roof terrace in the prestigious new Streatham Hill development. Gaumont Place by London Square developers is a high-end luxury development of apartments set around a large, beautifully landscaped residents' courtyard garden in the heart of Streatham Hill, close to a wide selection of local shops and restaurants. In addition, there is a concierge, a private residents' gym and excellent residents' security. The property also includes two secure parking spaces in the underground garage. The apartment is located on the sixth floor (with lift) and has a balcony with a southerly aspect - perfect for enjoying the sunsets (weather permitting!) and uninterrupted views of London. The spacious open-plan reception/dining room connects to the balcony for in/out living and features a high specification kitchen with plenty of cabinet space and integrated Siemens appliances, Corian worktops, Amtico flooring and an 'island/breakfast' unit. There is plenty of useful storage throughout and the principal bedroom has bespoke fitted wardrobes and an en-suite walk-in shower with a WC and a wash hand basin. The second bedroom has fitted shelving and glazed French doors connecting to a roof terrace, which also provides you with an additional outdoor space, perfect for al-fresco dining. A full-size luxury bathroom completes the excellent modern living space which has an excellent energy efficiency rating and low running costs. Additional benefits of this property are the 'handmade' fitted bench seating which complements the space for a dining table and there is underfloor heating throughout most of the accommodation. Well-placed for transport at Streatham Hill station (easy access to London Victoria) and a short bus ride away from Balham/Clapham and Brixton.



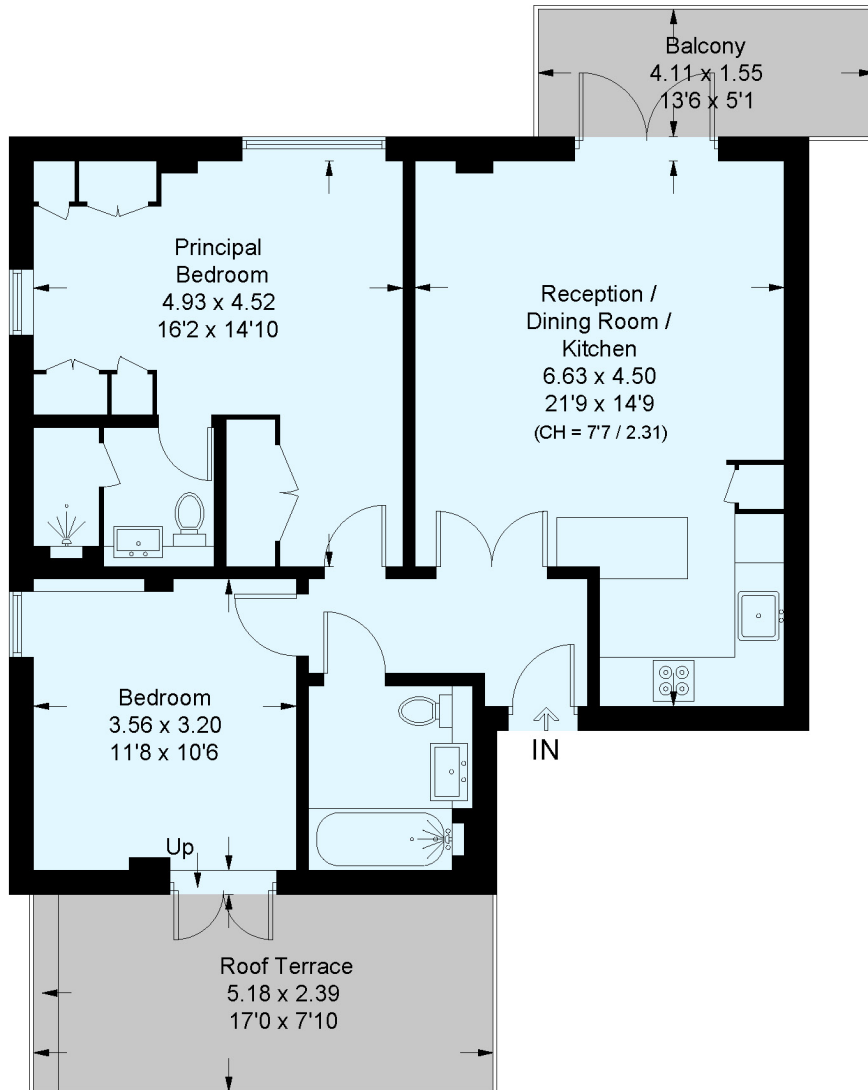






## Gaumont Place, SW2

Approximate Floor Area = 72.8 sq m / 784 sq ft  
Including Limited Use Area (0.2 sq m / 2 sq ft)



### Sixth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID854261)

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Leasehold

**Term:** 990 year and 6 months

**Service Charge:** £4186.92 per annum

**Ground Rent:** £546.42 Annually

**Council Tax Band:** D

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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