



GAUMONT PLACE, SW2
OIEO: £400,000 LEASEHOLD

A SMART NEW-BUILD THIRD FLOOR APARTMENT IN A SOUGHT-AFTER LUXURY STREATHAM HILL DEVELOPMENT

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

Winkworth

for every step...

winkworth.co.uk



DESCRIPTION:

The property comprises of a spacious open-plan reception/living room features a high-specification sleek white kitchen with plenty of cabinet space and integrated Siemens appliances, Corian worktops and pale grey Amtico wood flooring. From this space there is direct access onto a private balcony, perfect for al-fresco dining. There is a practical closet off the hallway, useful for extra storage space. The double bedroom has a fitted wardrobe and enjoys plenty of natural light from the large, double-glazed window. A full-size luxury shower room completes the modern living space which has an excellent energy efficiency rating and very low running costs. Well placed for transport at Streatham Hill station (easy access to London Victoria in 17 minutes) and only a short bus ride away from Balham/Clapham and Brixton, the apartment benefits from a long lease and the balance of a 7-year NHBC warranty. Available exclusively through Winkworth, this generously-sized, bright "turn-key" apartment is located on the third floor (with lift access) and is offered with a long lease.

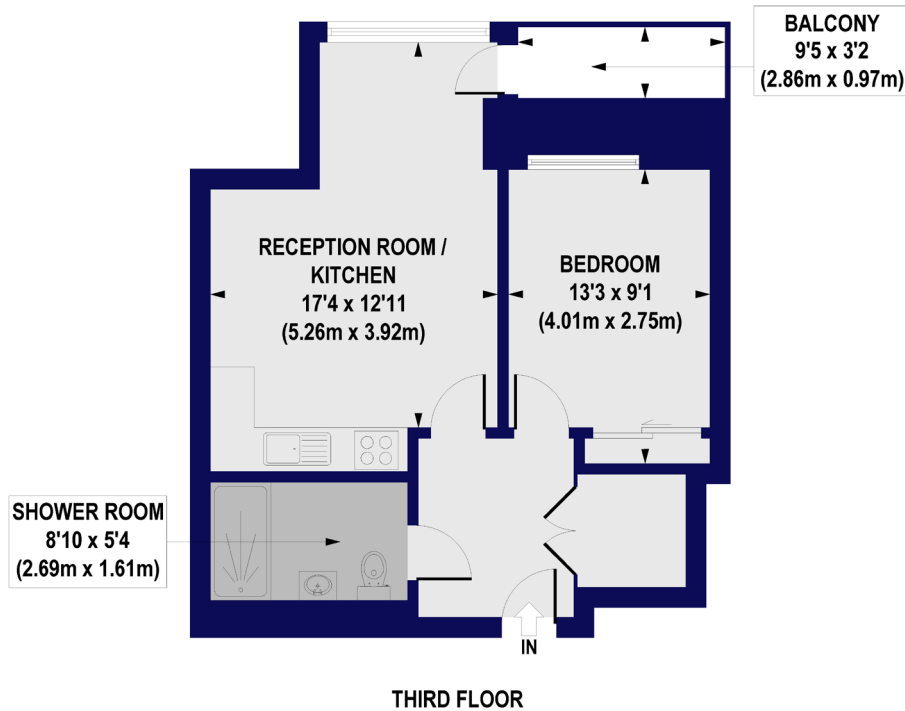
AT A GLANCE

- New Build Luxury Apartment (Third Floor with lift)
- Double Bedroom
- Modern Bathroom
- Open-Plan Living/Kitchen
- Private Balcony
- Courtyard Gardens
- Resident's Gym
- Concierge
- Excellent Security





Gaumont Place, SW2
Approx. Gross Internal Floor Area 470 sq. ft / 43.64 sq. m



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 CP Creative. 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.

Winkworth

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			
(92-100) A		84	84
(81-91) B			
(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 (994 years approx. remaining)
Term: Expires - 27/10/3018
Service Charge: £2289.44 per annum
Ground Rent: £300 Annually (subject to increase)
Council Tax Band: C

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



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.