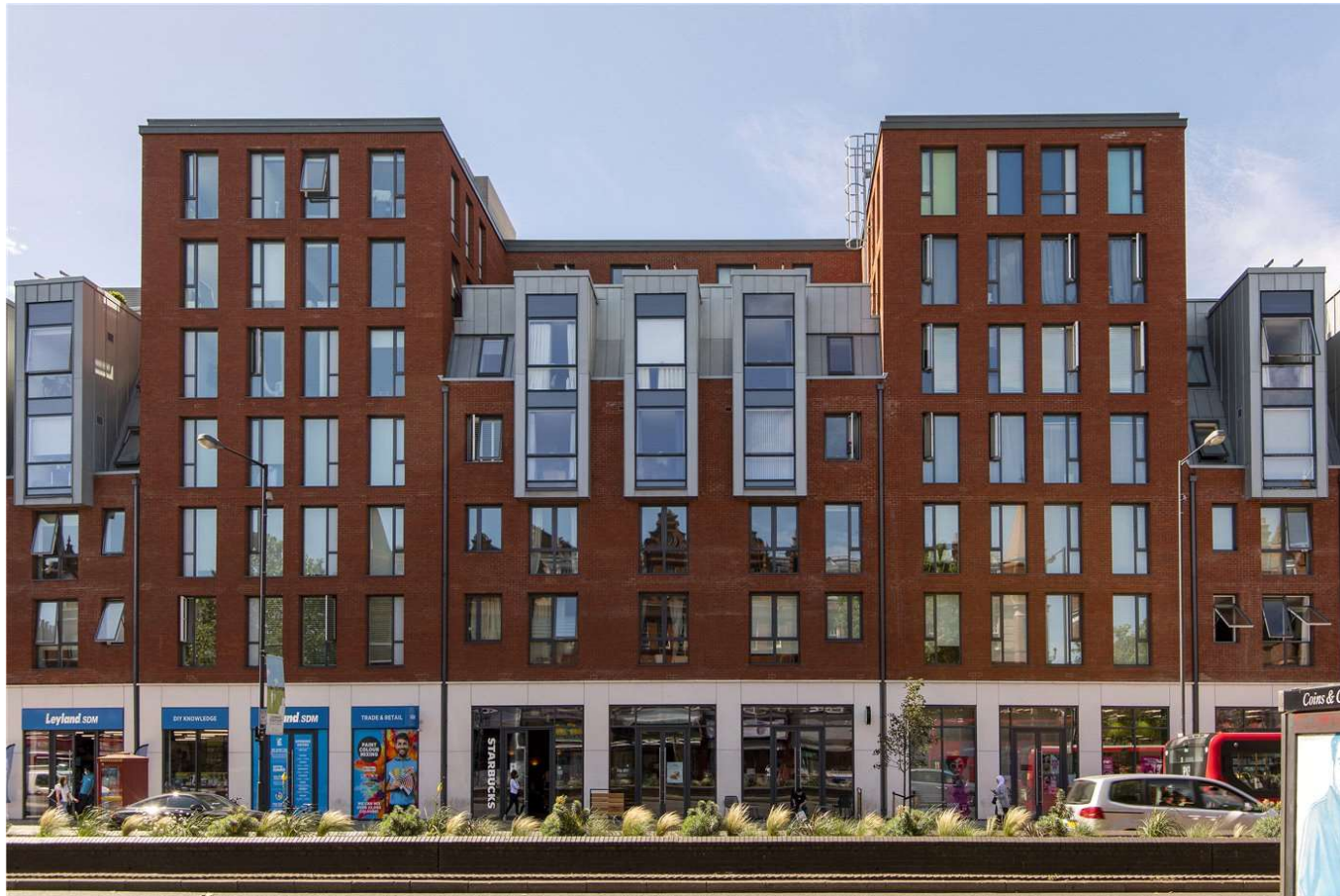




GAUMONT PLACE, SW2
£400,000 LEASEHOLD

Winkworth



GAUMONT PLACE, SW2

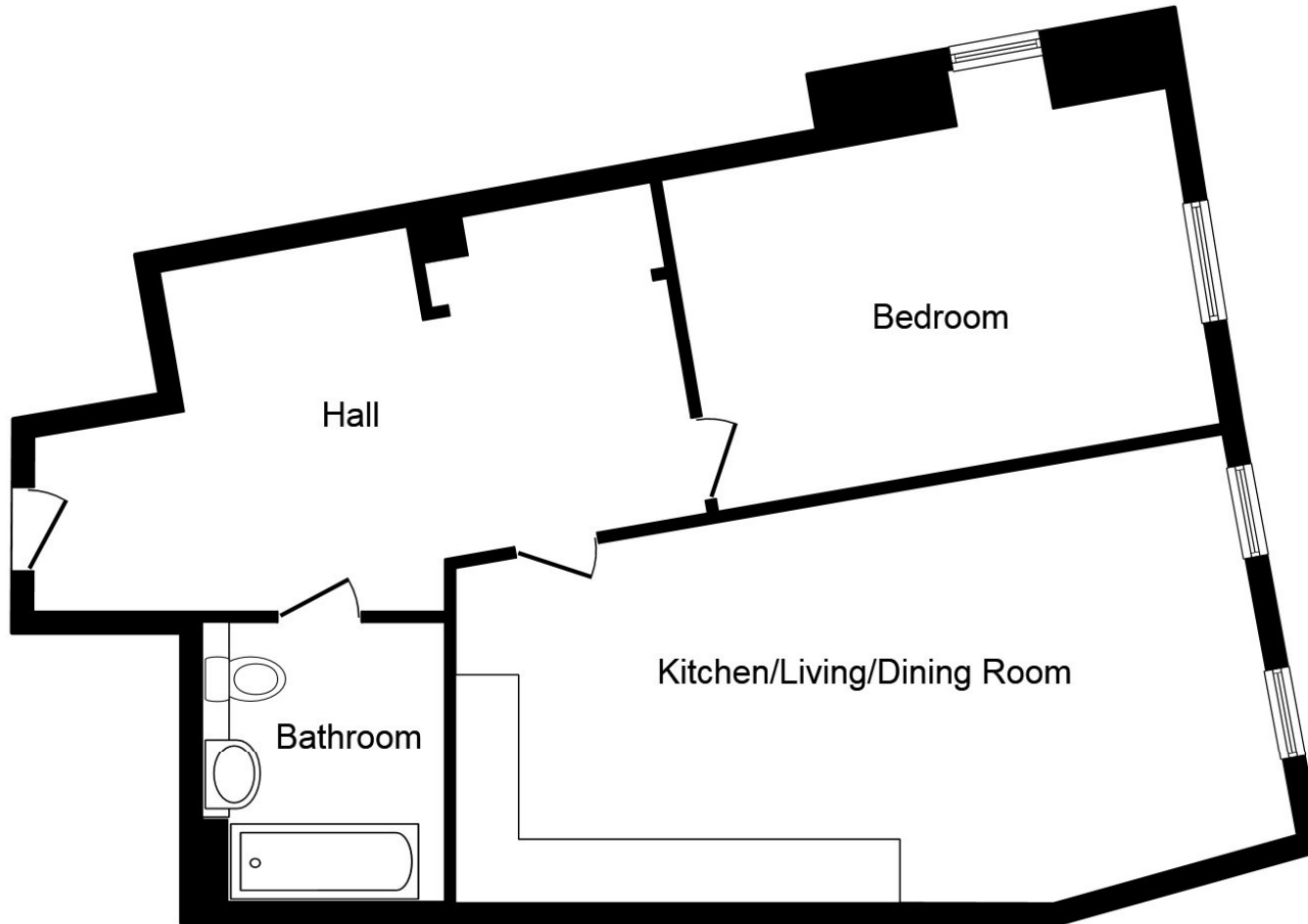
Gaumont Place by London Square developers is a high-end luxury development of apartments set around a large, beautifully landscaped residents' courtyard garden in the heart of Streatham Hill, close to a wide selection of local shops and restaurants. In addition, there is a concierge, a private residents' gym and excellent residents' security.

As you enter the property there is a larger than average entrance/lobby area which in turns opens onto the 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. The double bedroom has fitted wardrobes 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 NHBC warranty. Available exclusively through Winkworth, this generously-sized, bright "turn-key" apartment is located on the second floor (with lift access) and is offered with a long lease.







Floor Plan

Total floor area 72.3 sq.m. (779 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	82	82
(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	

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

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.

