



STREATHAM HILL, SW2
OIEO £375,000 LEASEHOLD

A SMARTLY PRESENTED, ALL-WHITE APARTMENT IN A
SOUGHT-AFTER 1930'S MODERNIST MANSION BLOCK IN
THE HEART OF STREATHAM HILL & CLOSE TO BRIXTON

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DESCRIPTION:

Winkworth is delighted to offer for sale this charming apartment within this Grade II listed landmark 1930's modernist building that has a proactive and engaging residents' association. The property is on the second floor in the rear block and has a light-filled and airy decor throughout. There is a fitted kitchen with modern appliances, a white bathroom, a good size bright reception room with balcony and two generous double bedrooms.

Located next to Telford bus garage and within easy walking distance of Streatham Hill station (Victoria in 17 minutes) the property benefits from easy access to Brixton & Clapham.

Pullman Court is an elegant Grade II listed modernist architectural gem from the 1930's and is set within well-maintained communal gardens with resident's parking available by separate negotiation. There is an active resident's association and a full time concierge. There is an in-house laundry service located on the ground floor and Parking by separate negotiation.

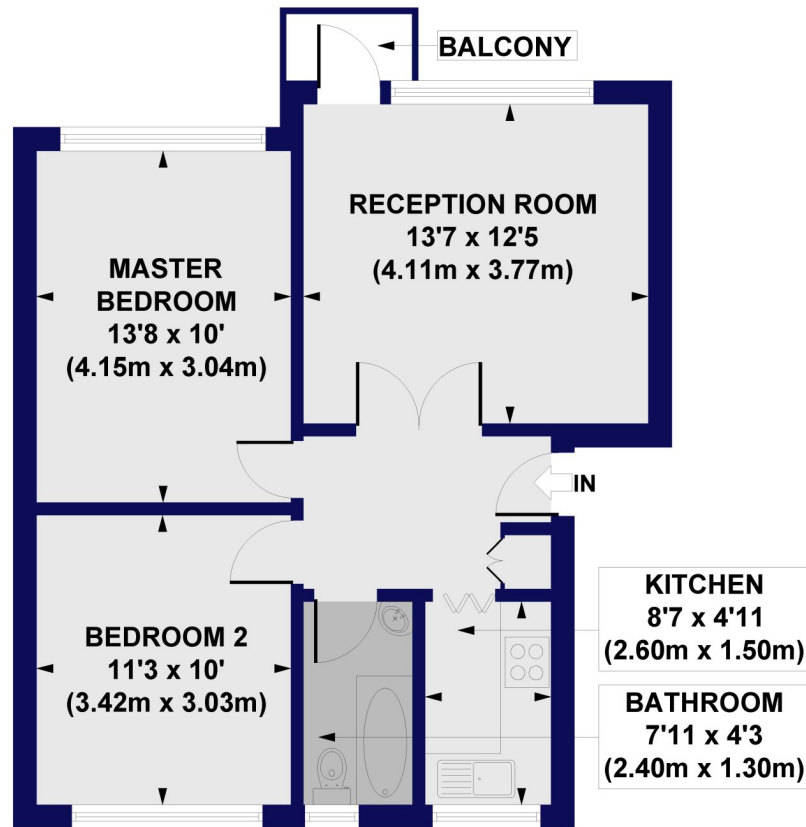
AT A GLANCE

- Listed Modernist building
- Second Floor
- Two Double Bedroom
- Fitted Kitchen
- White Bathroom
- Streatham Hill & Brixton close by
- Long Lease (In excess of 167 Years)





Pullman Court, Streatham Hill, SW2
Approx. Gross Internal Floor Area 574 sq. ft / 53.32 sq. m



SECOND FLOOR

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.

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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	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	58
E (39-54)	61
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 167 year and 1 months

Service Charge: £2597 per annum

Ground Rent: £ 20 Annually (subject to increase)

Council Tax Band:

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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