



GAUMONT PLACE, SW2
OIEO £575,000 LEASEHOLD

LUXURY LIVING IN THE HEART OF STREATHAM HILL: MODERN ELEGANCE AT GAUMONT PLACE

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DESCRIPTION:

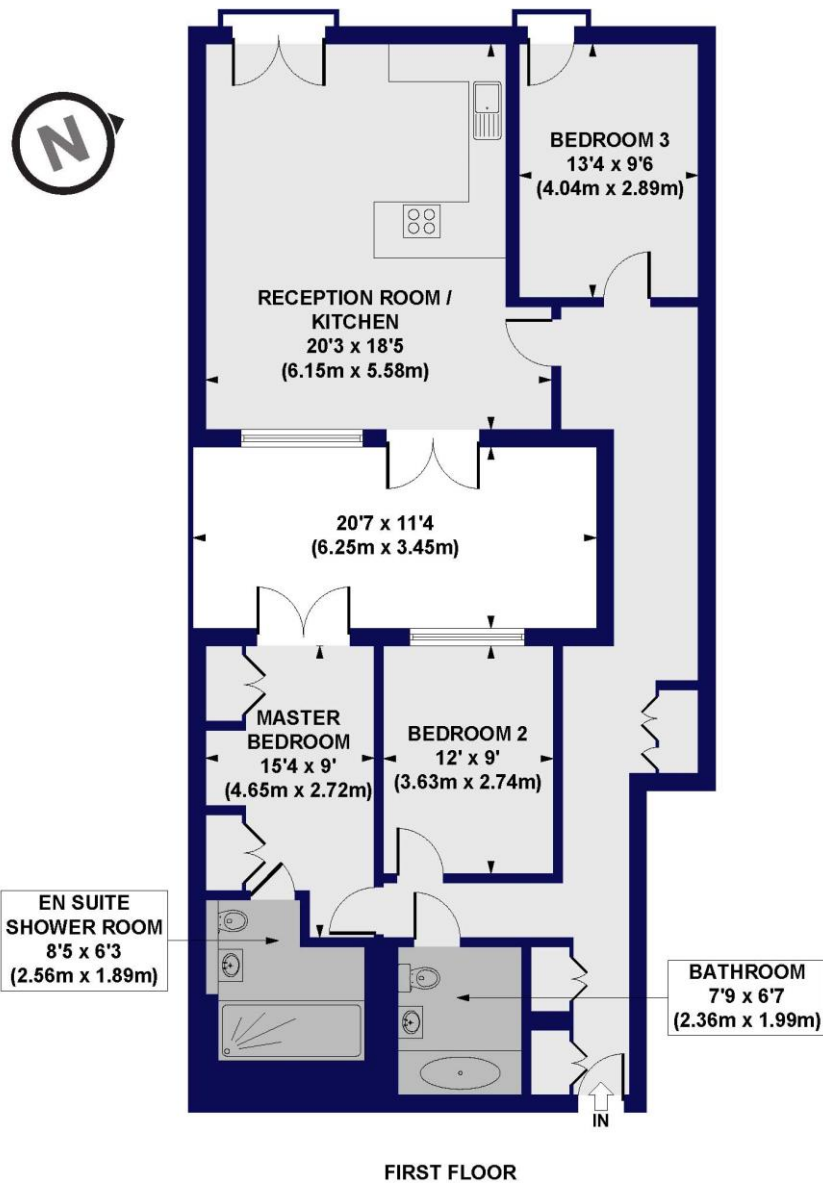
Gaumont Place by London Square developers is a high-end luxury development of apartments set around a large, beautifully landscaped residents' courtyard garden in the heart of Streatham Hill, close to a wide selection of local shops and restaurants. In addition, there is a concierge, a private residents' gym, and excellent residents' security. The property also includes two secure parking spaces in the underground garage, accessible via lift or stairs directly from the building.

Upon entering the property, you are greeted by a stylish hallway, a standout feature of the apartment. It boasts built-in storage and seating, adorned with chic artwork and decor, adding both functionality and aesthetic appeal to the space. This well-designed hallway sets the tone for the rest of the home, combining practicality with a modern touch. The spacious open-plan reception/dining room connects to the garden for seamless indoor-outdoor living. It features a high specification kitchen with ample cabinet space, integrated Siemens appliances, Corian worktops, Amtico flooring, and an 'island/breakfast' unit. The living area is bright and airy, perfect for both relaxation and entertaining. The principal bedroom is generously sized, equipped with bespoke fitted wardrobes, and includes an en-suite walk-in shower with a WC and wash hand basin, with direct access to the garden too. The second bedroom is ideal for guests or as a home office, and the third bedroom is versatile and can be used as a guest room or office space with an additional feature of a Juliet Balcony. A full-size luxury bathroom, featuring modern fittings and fixtures, completes the excellent modern living space. Gaumont Place offers an exquisite blend of luxury, convenience, and modern living, making it an ideal choice for those seeking a high-quality lifestyle in Streatham Hill.





Gaumont Place, SW2
Approx. Gross Internal Floor Area 1110 sq. ft / 103.10 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.

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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 |
|--------------------------|----------|---------|-----------|
| (92-100) | 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 5 months

Service Charge: £6000 per annum

Ground Rent: £400 Annually (subject to increase)

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.

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