

FOR SALE



Gaumont Place, Streatham Hill, SW2

GUIDE PRICE £325,000 Leasehold

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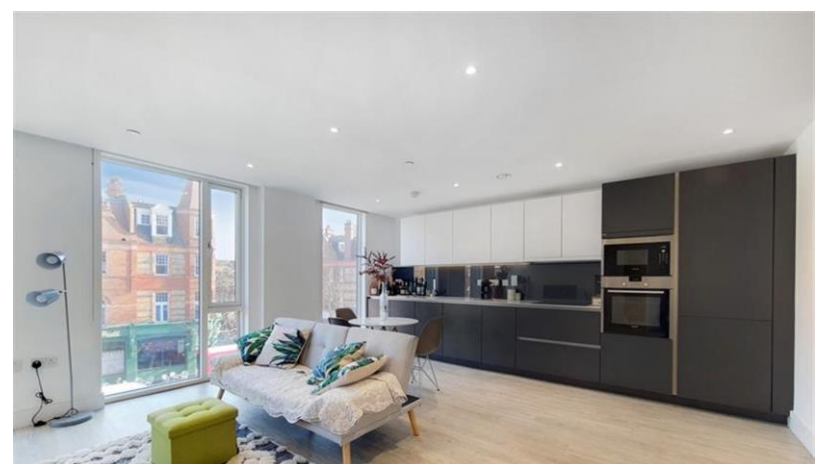

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Property Description

A stunning one-bedroom apartment situated on the second floor of the highly popular and desirable Gaumont Place, Streatham Hill. The apartment benefits from modern interior design throughout and offers a bright and spacious open-plan reception, fully fitted kitchen and floor to ceiling windows. There is a spacious bedroom and a modern bathroom suite as well as plenty of storage space. The entire apartment has underfloor heating and an impressive EPC B rating.

Gaumont Place is an exclusive, gated development just a few minutes' walk from Streatham Hill station and benefits from a private landscaped courtyard, access to a communal terrace, concierge service and residents' gym.

Streatham Hill offers a multitude of bars, restaurants and shops to choose from as well as multiple direct bus routes into Brixton and Central London. Tooting Bec Common is close by with Lido, tennis courts and athletics track. Gaumont Place also offers proximity to several other desirable parts of south London including Balham, Clapham, and Dulwich, all of which offer a wide array of shops, restaurants, leisure and culture. In addition, central London is just over six miles from Streatham, putting all the delights of the capital within easy reach by road and rail.



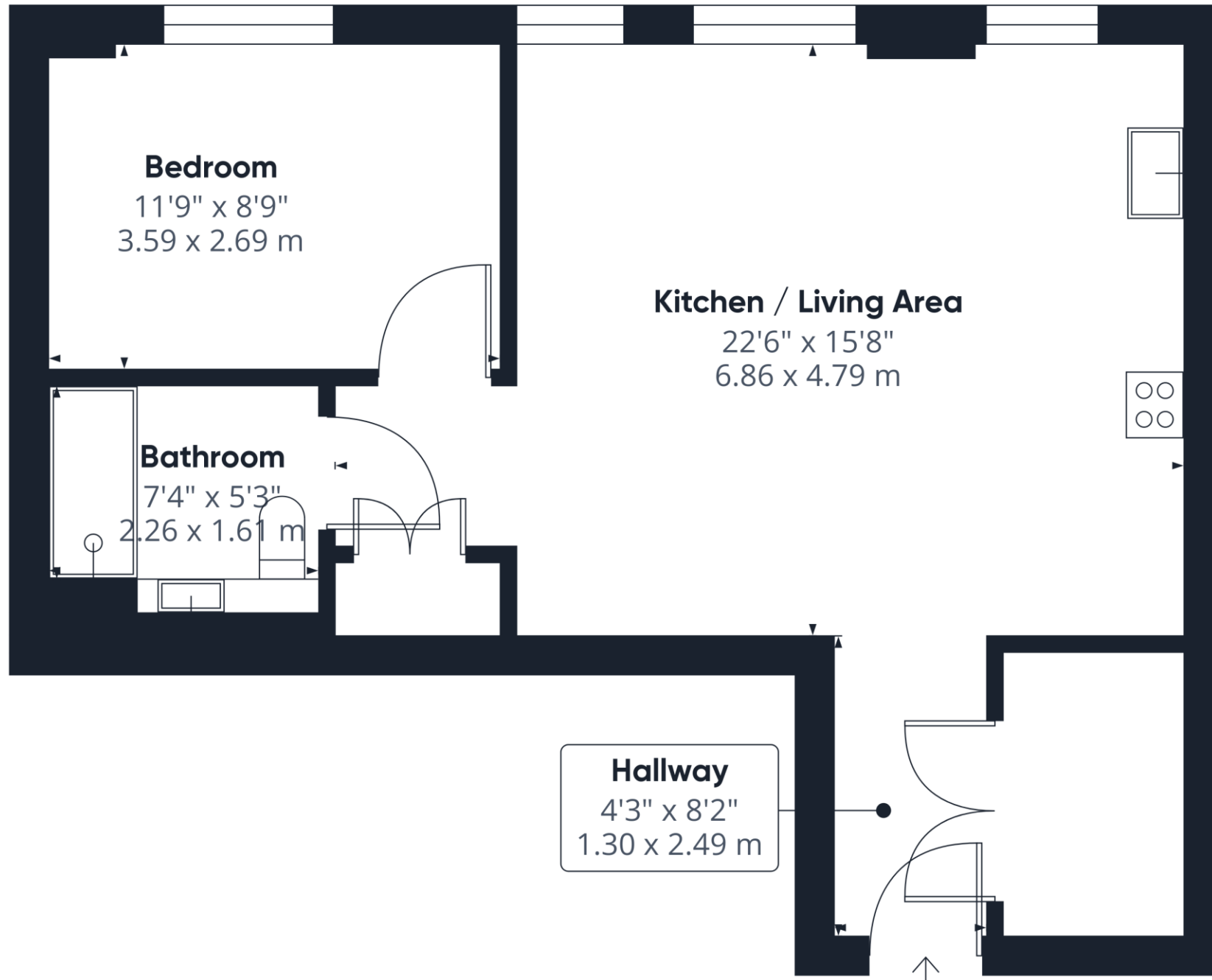
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B	84	84
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.







Approximate total area⁽¹⁾

539.46 ft²

50.12 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Material Information

Tenure – Leasehold

Length Of Lease – 991 years remaining

Service Charge – £1126.23

Ground Rent – £300

Council Tax Band – C

Local Authority – Lambeth Council



Property Type

Apartment (Purpose Build)



Construction Type

Brick



Parking



External Wall Survey

YES



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric
Communal



Broadband

Standard/ Superfast/
Ultrafast



Mobile Signal

Good coverage



Flood Risk

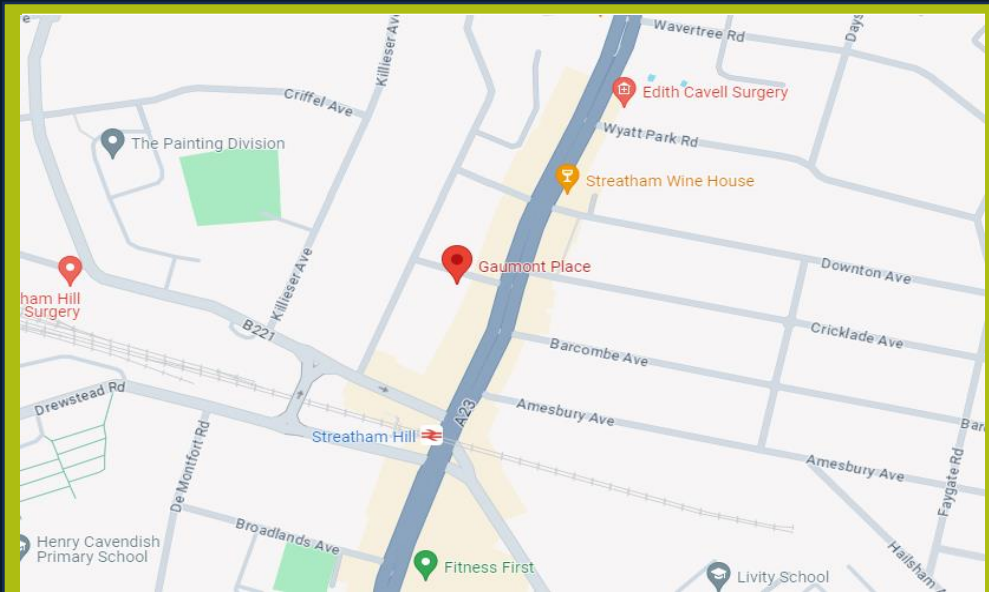
Has the property been flooded in the past five years: NO

Risk Level: Medium



**Proposed Development
in Immediate Locality?**

None



Balham

45 Bedford Hill,
London, SW12 9EY

☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT

☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX

☎ 0208 679 9889



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