



Gaumont Place, London **SW2**

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# Gaumont Place, London SW2

This immaculate apartment is offered with no onward chain. The apartment has been well maintained with a large open plan kitchen/reception room with modern appliances and doors leading on the phenomenal roof terrace.

In addition, there is a principal bedroom with integrated wardrobes and an en suite shower room. There is a family bathroom, an additional double bedroom and a utility cupboard too.

This amazing apartment comes with a parking space and has access to amazingly well-kept communal gardens



**Guide price:** £699,950

**Tenure:** Leasehold: approximately 983 years remaining

**Service charge:** £3,500 PA, reviewed every 1 year, next review due 2024

**Ground rent:** £350 PA, reviewed every 1 year, next review due 2024

**Local authority:** London Borough of Lambeth

**Council tax band:** D

## Location

Gaumont Place is an exclusive, gated development just a few minutes' walk from Streatham Hill station.

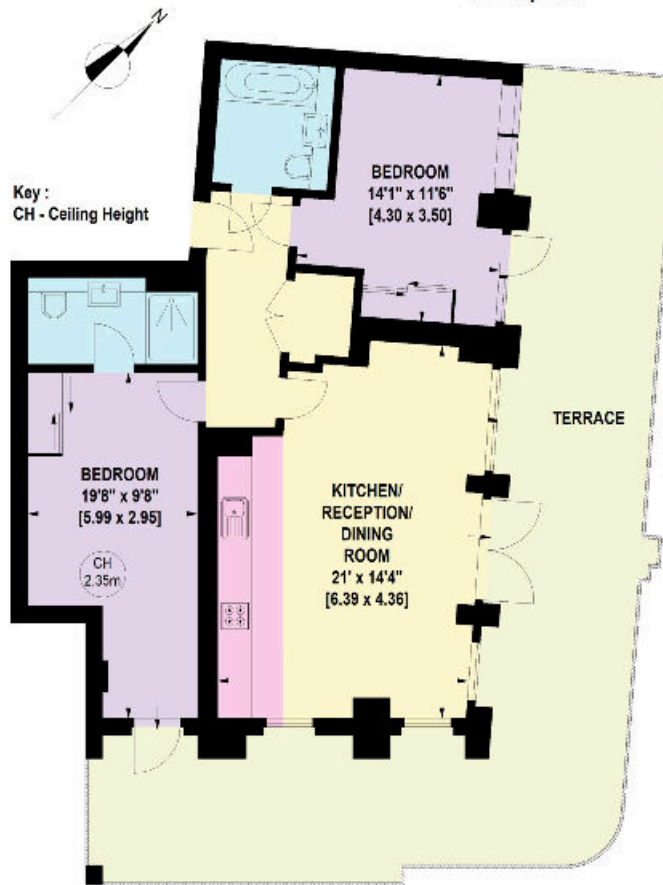
Benefits include a beautiful private landscaped communal gardens, residents' gym and concierge. Streatham Hill offers a wide range of restaurants, bars and shops to choose from.

There are a wide array of bus routes to take you directly to Brixton, Clapham and Balham as well as central London. Streatham common and tooting common are short walks too.



## Gaumont Place, SW2

Approximate Gross Internal Area : 75.34 Sq. metres  
811 Sq. feet



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

FIFTH FLOOR

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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