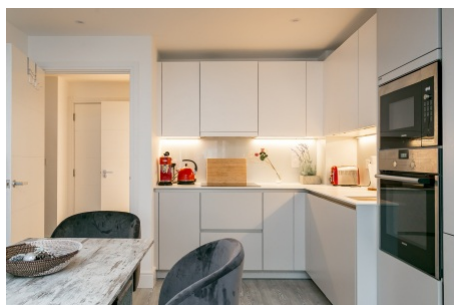
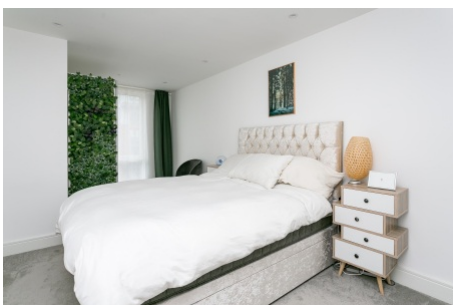


Gaumont Place, Streatham Hill SW2

Tenure: Leasehold Borough: Lambeth

£425,000

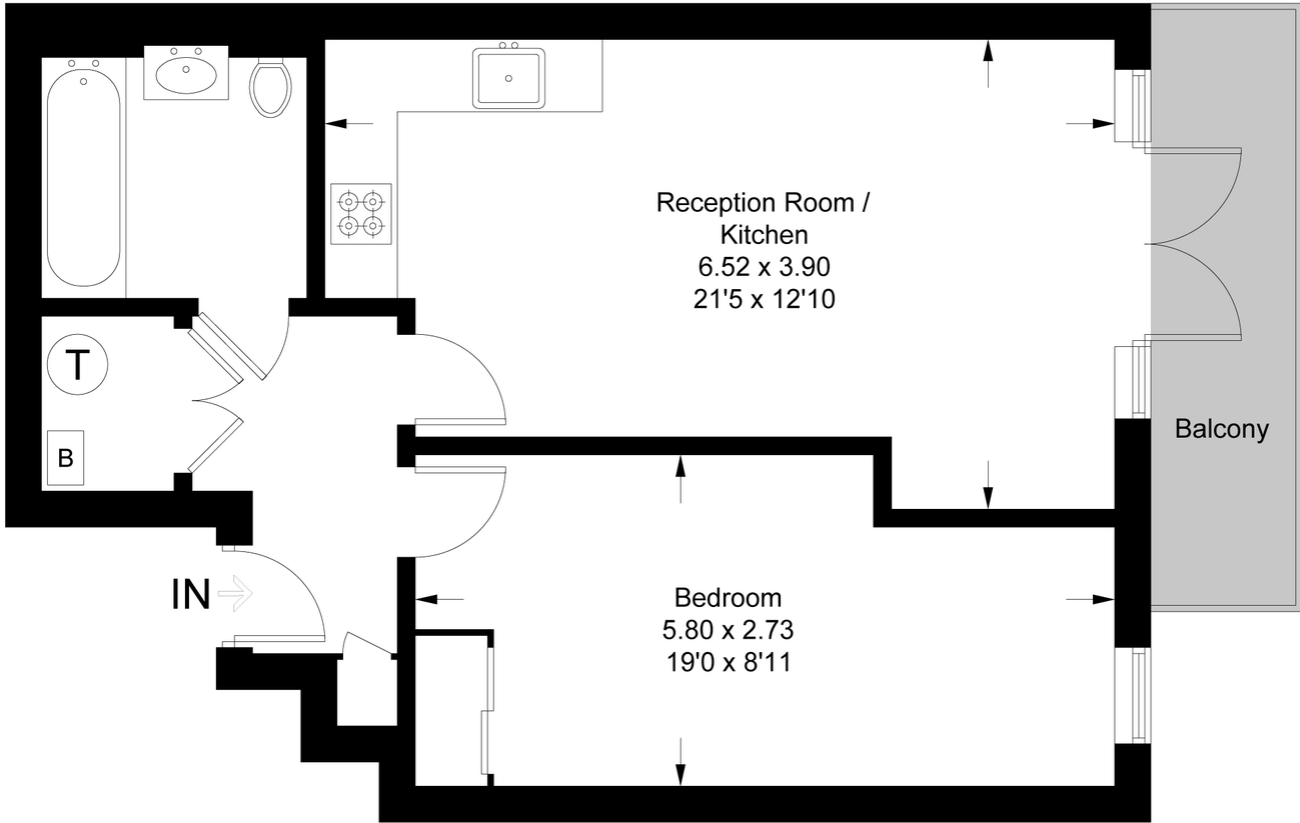
- Gated development
- West facing balcony



This outstanding one-bedroom apartment, just over a year old, has been finished to the highest standard set in beautiful modern surroundings with concierge and residents' gym. The property offers open living space which opens up on to a West facing balcony overlooking the landscaped communal gardens. Streatham Hill station offers direct links in to London Bridge, Victoria and Clapham Junction. Balham overground and tube station (northern line) is 1.5 miles away (or one stop by train). There are a multitude of bars, restaurants and shops to choose from as well as multiple direct bus routes in to Brixton and Central London. Tooting Bec Common is close by with Lido, tennis courts and athletics track.

Gaumont Place

Approximate Gross Internal Area
50.2 sq m / 540 sq ft



Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID514911)



Energy Performance Certificate			
Apartment 14, 4, Gaumont Place, LONDON, SW2 4GA			
Dwelling type:	Mid-floor flat	Reference number:	0758-6952-7312-6563-3964
Date of assessment:	01 December 2017	Type of assessment:	SAP, new dwelling
Date of certificate:	01 December 2017	Total floor area:	48 sq ft
Use this document to:			
* Compare current ratings of properties to see which properties are more energy efficient			
Estimated energy costs of dwelling for 3 years:			£ 792
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 108 over 3 years	
Heating	£ 363 over 3 years	£ 363 over 3 years	Not applicable
Hot water	£ 281 over 3 years	£ 281 over 3 years	
Totals	£ 792	£ 792	
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This includes energy use for rating appliances like TVs, computers and cookers, and electricity generated by microgeneration.			
Energy Efficiency Rating			
	Current	Potential	
	D	B	
The graph shows the current energy efficiency of your home.			
The higher the rating the lower your fuel bills are likely to be.			
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 69).			
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.			

Important Notice
In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.