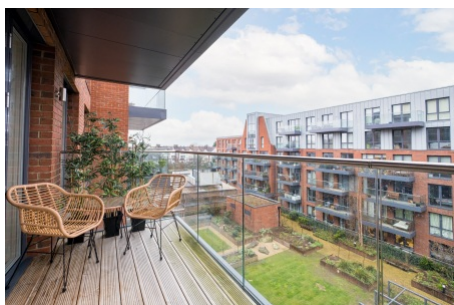


4 Gaumont Place, Streatham SW2

Borough: Lambeth

£2,400 pcm

- Two Double Bedrooms/ Two Bathroom Apartment
- Open Plan Kitchen and Living Room

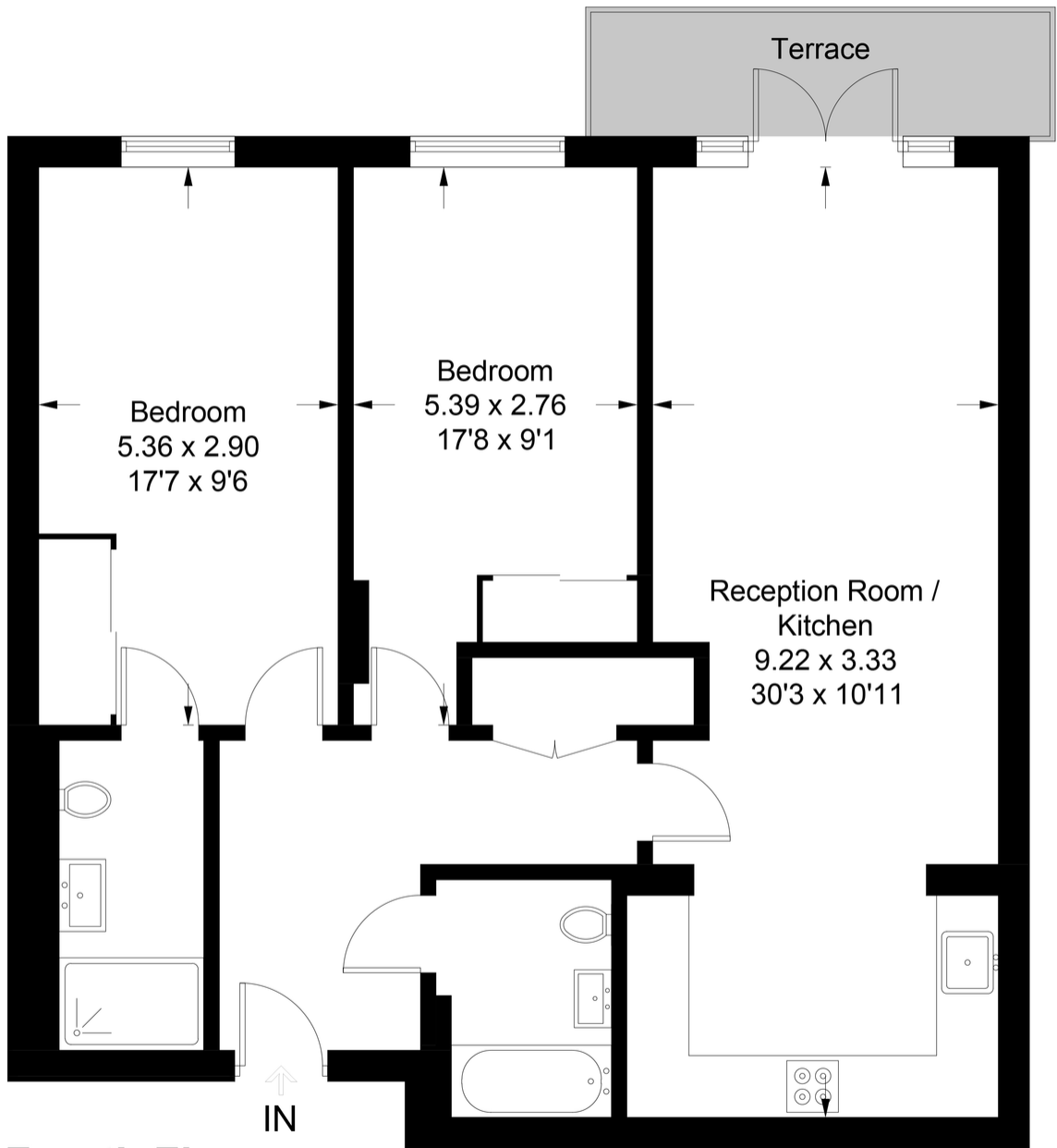


A stunning two-double bedroom, two-bathroom apartment located within the Streatham Hill development, Gaumont Place.

This property comprises; concierge reception, large entrance hall with storage, open-plan kitchen/reception with floor-to-ceiling windows, fully equipped with Siemens integrated appliances, master bedroom with en-suite shower room and in-built wardrobe, large modern tiled bathroom, secondary double bedroom with in-built wardrobe, air-filtration system, triple glazed windows, underfloor heating throughout and private balcony, accessible from the reception. There is also high-speed 1GB internet available throughout.

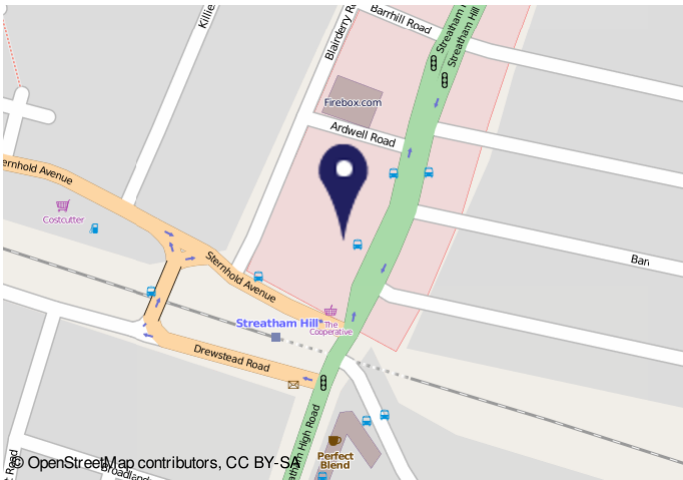
Gaumont Place

Approximate Gross Internal Area = 83.4 sq m / 898 sq ft



Fourth 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. (ID841180)



Energy performance certificate (EPC)

Apartment 17 4, Gaumont Place London SW17 0JL	Energy rating B	Valid until 30 November 2027
Property type Mid-floor flat		Certificate number 6096-4395-0316-4507-6033
Total floor area 84 square metres		
Rules on letting this property Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance on exemptions on the conditions and exemptions that apply to properties with low energy ratings.		
Energy efficiency rating for this property This property's current energy rating is B. It has the potential to be B. See how to improve this property's energy performance.		

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.