

## Gaumont Place, Streatham Hill SW2

Borough:

**£1,700 pcm**

- Large Studio Apartment
- Open Plan Kitchen and Living Room



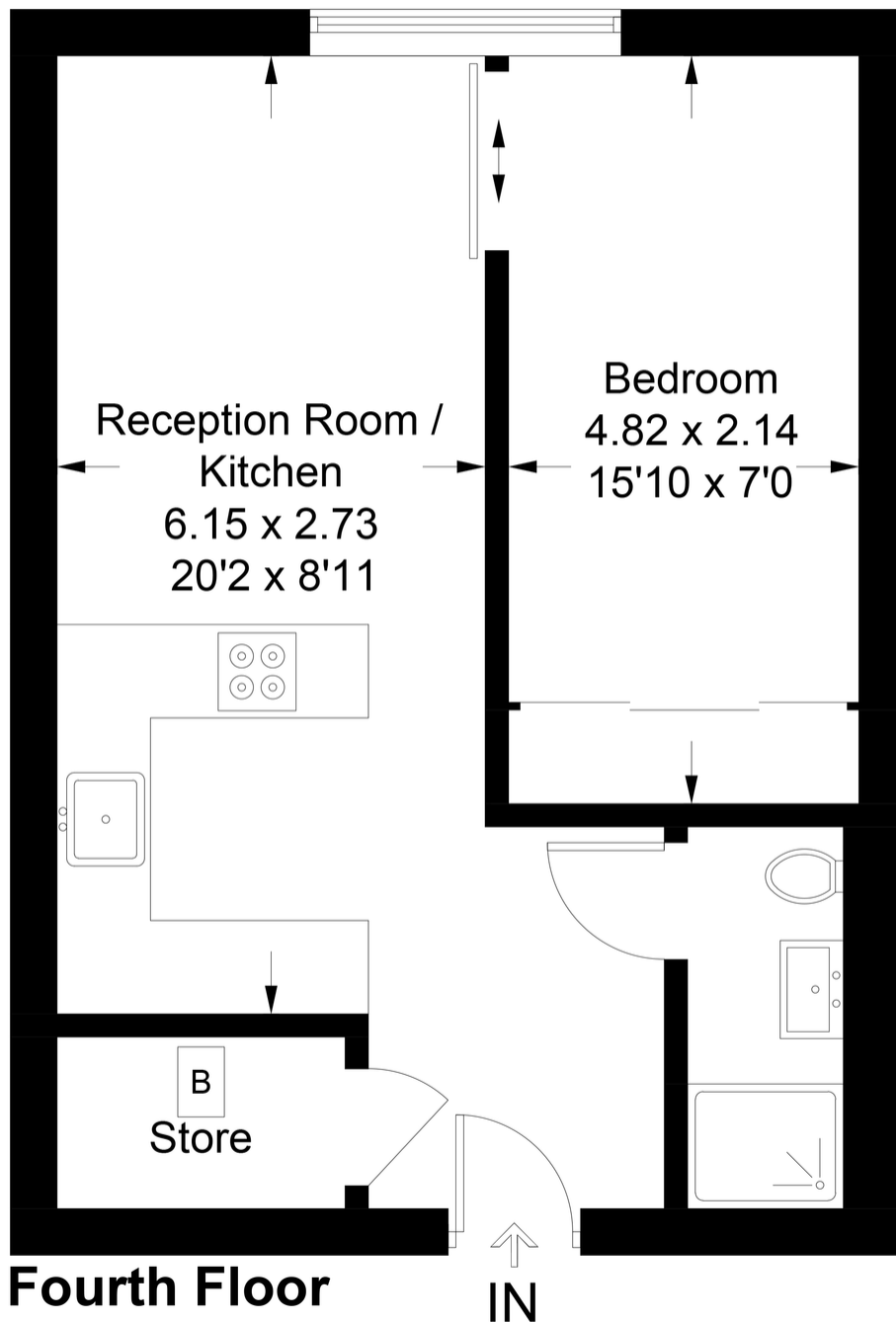
A stunning large studio apartment located within the Streatham Hill development, Gaumont Place.

This “Manhattan style” studio apartment comprises; concierge reception, large entrance hall with storage, open-plan kitchen/reception, fully equipped integrated appliances, bedroom in-built wardrobe and sliding privacy screen, large modern tiled bathroom, and triple glazed windows.

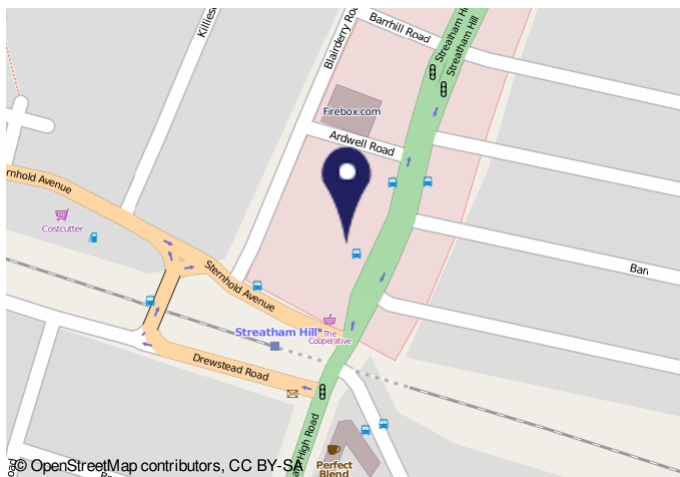
In addition, there is on-site bicycle storage and gym access. There is also a secure, underground parking space available subject to additional negotiation. The development is a short walk away from Streatham Hill BR, with services into London Victoria and London Bridge in 30 minutes. Streatham Hill provides an array of

# Gaumont Place

Approximate Gross Internal Area = 38.3 sq m / 412 sq ft



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. (ID1005157)



## Energy performance certificate (EPC)

Apartment 10 4, Gaumont Place London E17 7AD	Energy rating <b>B</b>	Valid until 13 March 2028
Property type Mid-floor flat		Certificate number 9868-6075-7217-6266-7964
Total floor area 39 square metres		
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions <a href="https://www.gov.uk/government/guidance/energy-ratings-for-landlords">here</a> . <a href="https://www.gov.uk/government/guidance/energy-ratings-for-landlords">https://www.gov.uk/government/guidance/energy-ratings-for-landlords</a>		
Energy rating and score This property's current energy rating is B. It has the potential to be B. <a href="#">See how to improve this property's energy efficiency</a>		

**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.