



11 GAUMONT PLACE LONDON, SW2 4GD

**£350,000
LEASEHOLD**

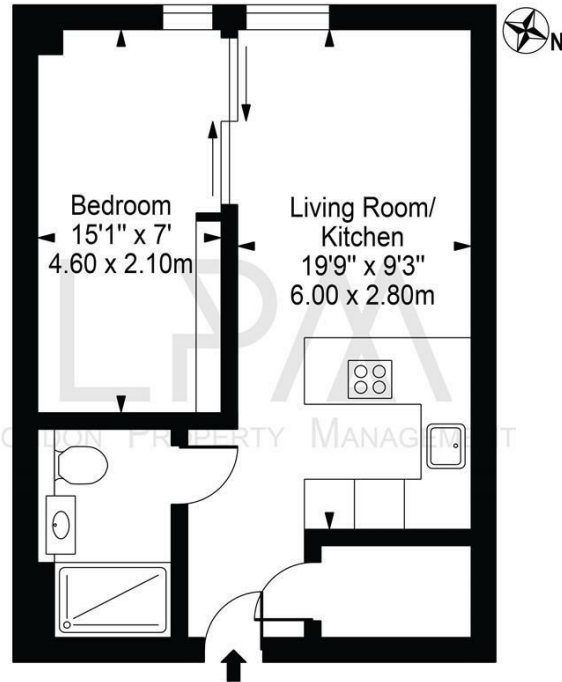
This large one double bedroom apartment is ideal for a first purchase. The apartment is spacious with an open-plan living room is modern with far reaching views over the communal gardens. The apartment includes a large double bedroom a spacious bathroom .

Gaumont Place is a popular development in the perfect position to enjoy everything Streatham has to offer. Streatham Hill station is in a close distance providing excellent rail links to London Victoria via Clapham Junction.

LPM
LONDON PROPERTY MANAGEMENT

Gaumont Place

Approx. Gross Internal Area 406 Sq Ft - 37.69 Sq M



Third Floor

For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.



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



LONDON PROPERTY MANAGEMENT

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements