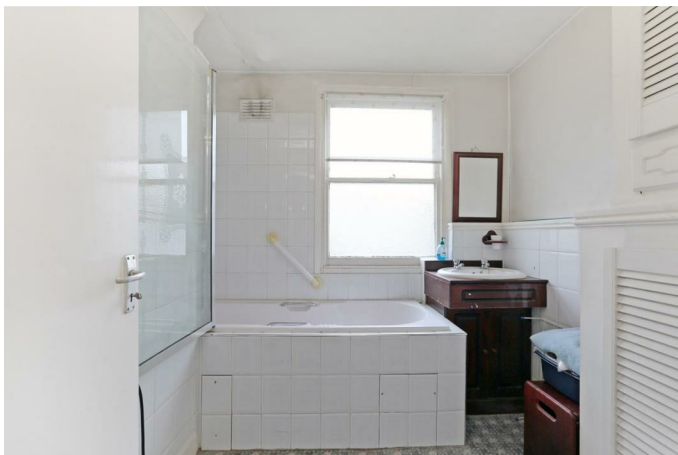
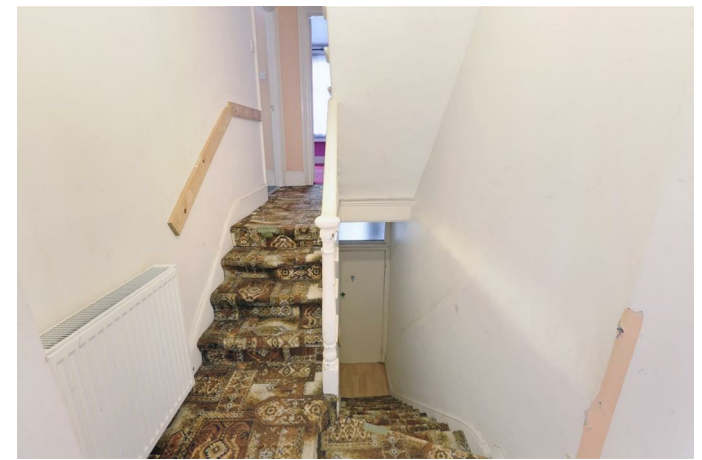


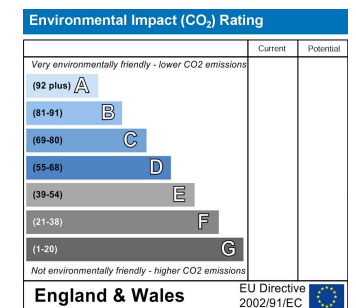
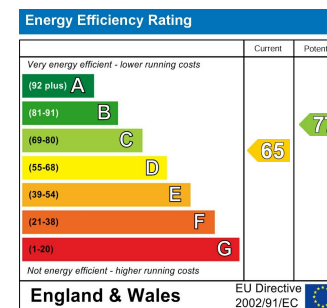


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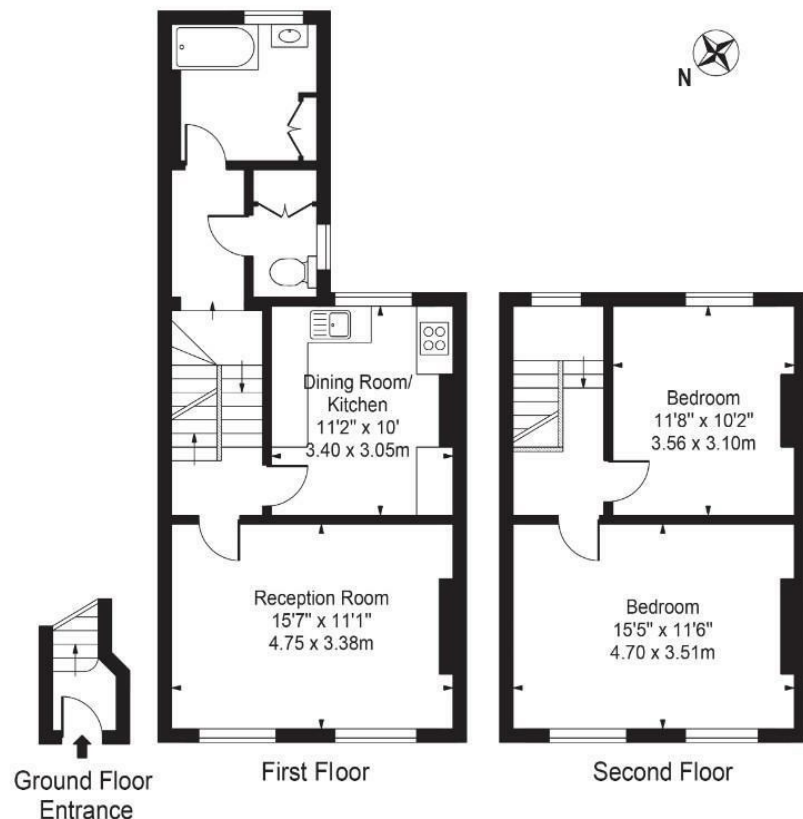


- Two Double Bedrooms
 - Split Level
 - Victorian
- Share of Freehold
- Conservation Area
- Gross Internal Area 80m²
 - Chain Free



Larcom Street,
Walworth, SE17 1NQ

Approx. Gross Internal Area 863 Sq Ft - 80.18 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

A large split level Victorian two-bedroom flat, measuring 80m2 with a share of freehold. Situated on a popular road with similar styled properties and it is CHAIN FREE!

The property is in need of updating and modernisation but has well-proportioned rooms and is 0.7km to Elephant and Castle tube. Enter on the raised ground floor, up a flight of stairs and the reception room is at the front, with two large sash windows, wonderful high ceilings, cornicing and it is very generously proportioned. Spanning the width of the house, it is 4.75 metres across. The kitchen sits conveniently behind, with a good range of wall and base units and complimenting worktops. There is space and plumbing for white goods and it will accommodate a small table and chairs. Further along the hallway you have a separate W.C and bathroom. On the second floor, there are two double bedrooms the master bedroom to the front also spans the width of the house and access to the loft.

The regeneration scheme has encouraged dramatic uplift in both and Walworth and Elephant and Castle. The nearest park is Burgess Park, The Park is Southwark's largest green-space and includes a lake, barbeque facilities, BMX track, tennis courts and community gardens. Walworth Road and Elephant and Castle are under-going a dramatic transformation attracting high-flying professionals. Elephant and Castle Underground Station (Northern, Bakerloo) is a couple of bus stops or 0.4miles walk or cycle. From here you also have a mainline station (Thameslink) and buses to the West End and City. Kennington Station (Nothorn) is also only 0.6miles walk away offering services for both southbound and northbound services.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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