

TO LET



Crampton Street, Elephant & Castle, SE17

£1,800.00 PCM

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Property Description

A stylish one double bedroom apartment located on the eighth floor of the popular O'Central development. The development benefits from 24 hour concierge and dual lift. The flat is ideal for a professional couple wanting excellent transport links.

The property offers a practical reception area leading onto a private balcony with terrific views over London. The fully fitted kitchen includes all modern appliances, as well as a dining area. The property also offers a smart modern family bathroom.

O'Central is just a short walk from Elephant & Castle and Kennington tube stations, and benefits from the shops of Walworth Road.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Material Information

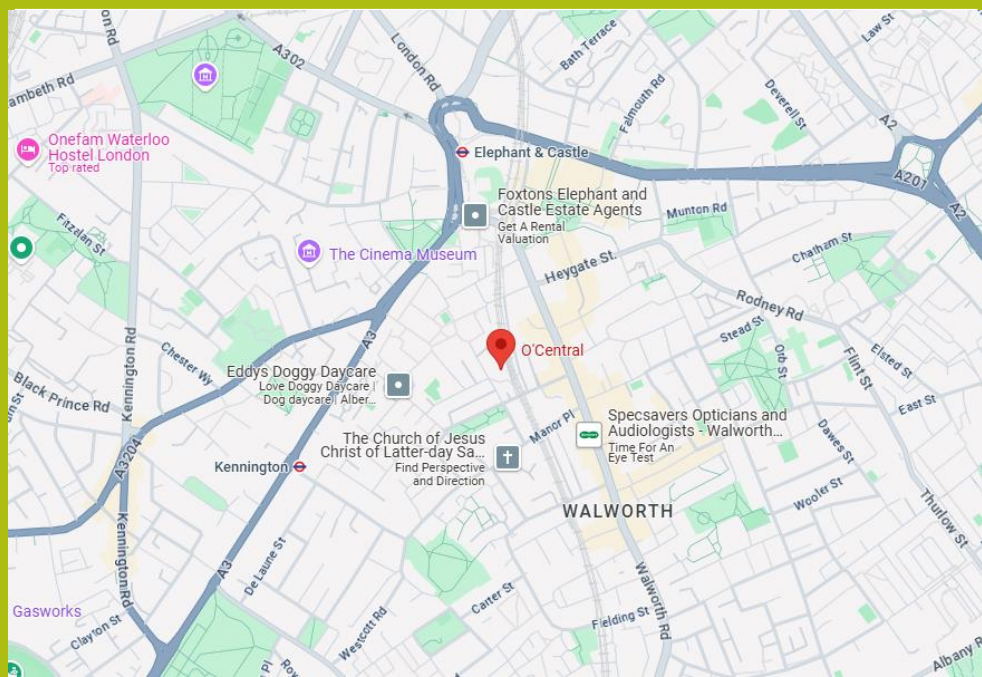
Date Available – 27/05/2025

Holding deposit amount – £415

Security Deposit amount (Five weeks rent) – £2,076.00

Council Tax Band – C

Local Authority – Southwark Council



Property Type
Flat (Top Floor Flat)



Construction Type
Brick



Parking
No Parking



Listed Building Status
None



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Electric



Broadband
Cable



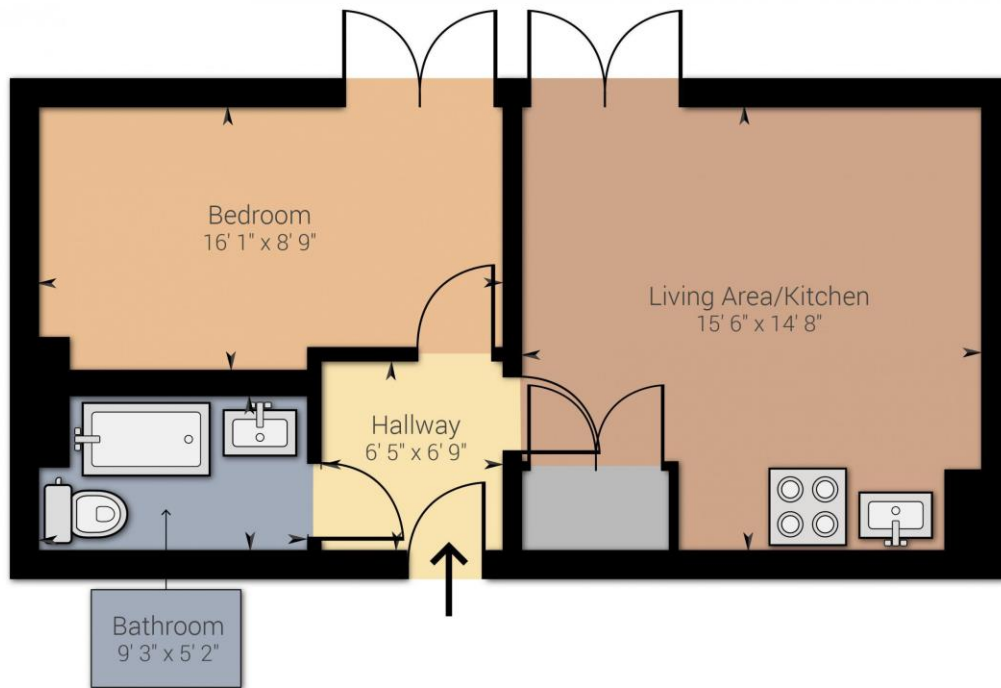
Mobile Signal
Good Coverage



Flood Risk
Has the property been flooded in the past five years: NO
Level of Risk: None



Proposed Development in Immediate Locality?
None

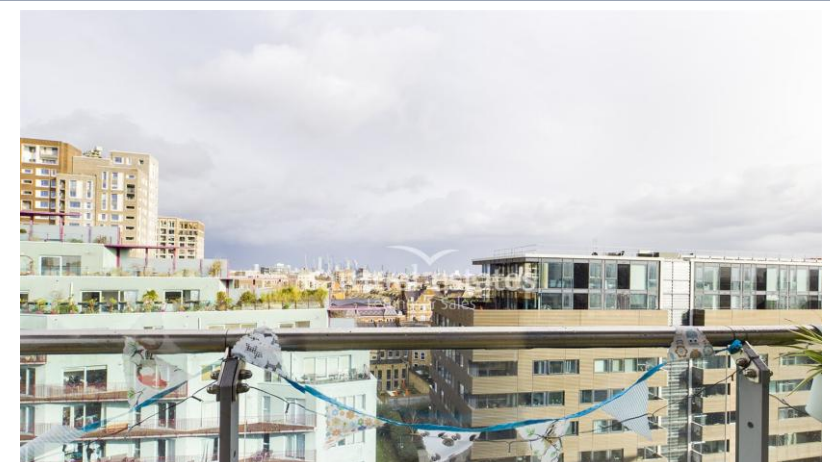


Address: Crampton Street, Se17

Approximate net internal area: 459.64 ft² / 42.70 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	68	77
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		

Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
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Streatham

432/434 Streatham High Road
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