



Mason Street  
LONDON, SE17

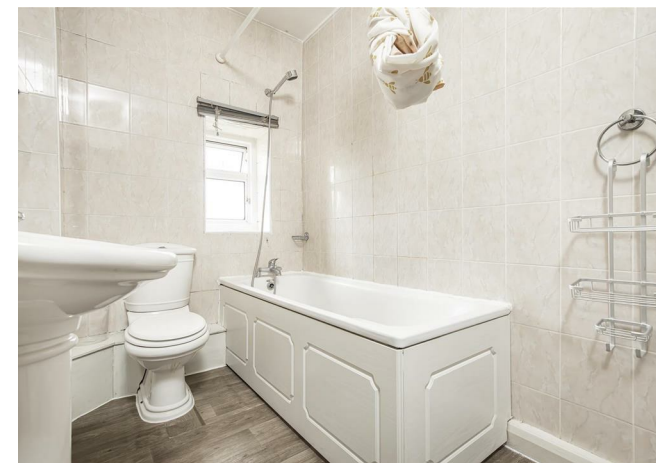
yoodle®  
*Success and nothing less*

One bedroom conversion flat with private roof terrace.



Located in the up and coming area of Walworth is this unique conversion apartment. Being split over two floors the spacious bedroom and bathroom are located upstairs and the light and airy open plan kitchen/living area is downstairs with access out to the private roof terrace.

This property's location is excellent for those wanting easy access to The City as Zone 1 transport links are less than a 10 minute walk away. The amenities are also great for socialising, being on the edge of the regeneration area which includes the new Elephant Park which effortlessly combines shopping with eateries, Bermondsey Street is also close by and is a favourite for those who love all things food related. Borough Market and London Bridge are also easily accessible. For those that enjoy being outside, Burgess Park is a short walk away and offers a cafe, tennis courts and relaxing walks.



# MASON STREET, LONDON, SE17 1HF

ASKING PRICE £325,000

Tenure: Leasehold

Lease Length:

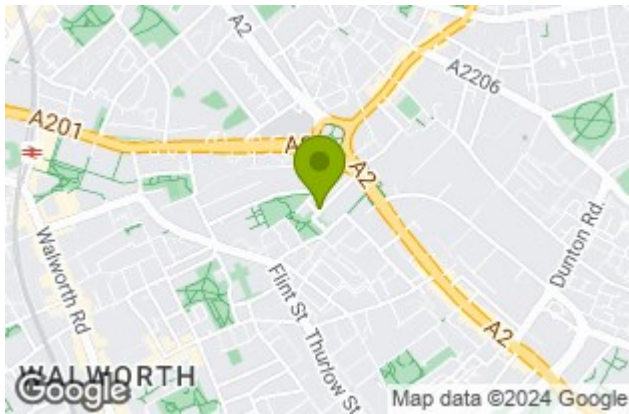
Ground Rent:

Service Charge:

Local Authority:

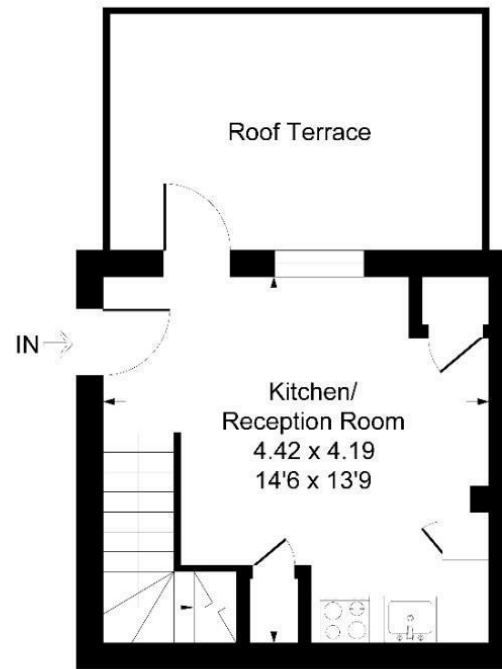
TOTAL APPROX. FLOOR AREA 399.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	56	(55-68) D	60
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

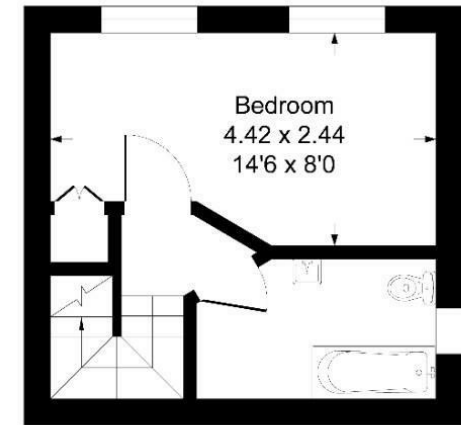


## Mason Street SE1

Approximate Gross Internal Floor Area = 37.0 sq m / 399 sq ft



First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

**Viewing:** Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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