

## Flint Street, London, SE17

Situated on the first floor of this low rise, brick built block, is this spacious three bedroom apartment.

The property is accessible via a secure entrance door and through a well maintained communal stairwell (one flight of stairs).

A newly installed front door greets you before entering into a large L shaped hallway.

The current layout is using three rooms as bedrooms, all of which are double rooms, a separate dual aspect, south facing lounge with a fitted gally kitchen, which leads to an extra dining space.

The WC is separate from the bathroom, which has a shower over bath.

The plot is accessed via East Street, on the corner of Flint Street, via a no through road.

Surrey Square Park, Nursery Row Park and Salisbury Row Park are all equidistance from the apartment.

Burgess Park is approx. 0.4m to the south and Elephant and Castle tube and train station is approx. 0.8m to the north.

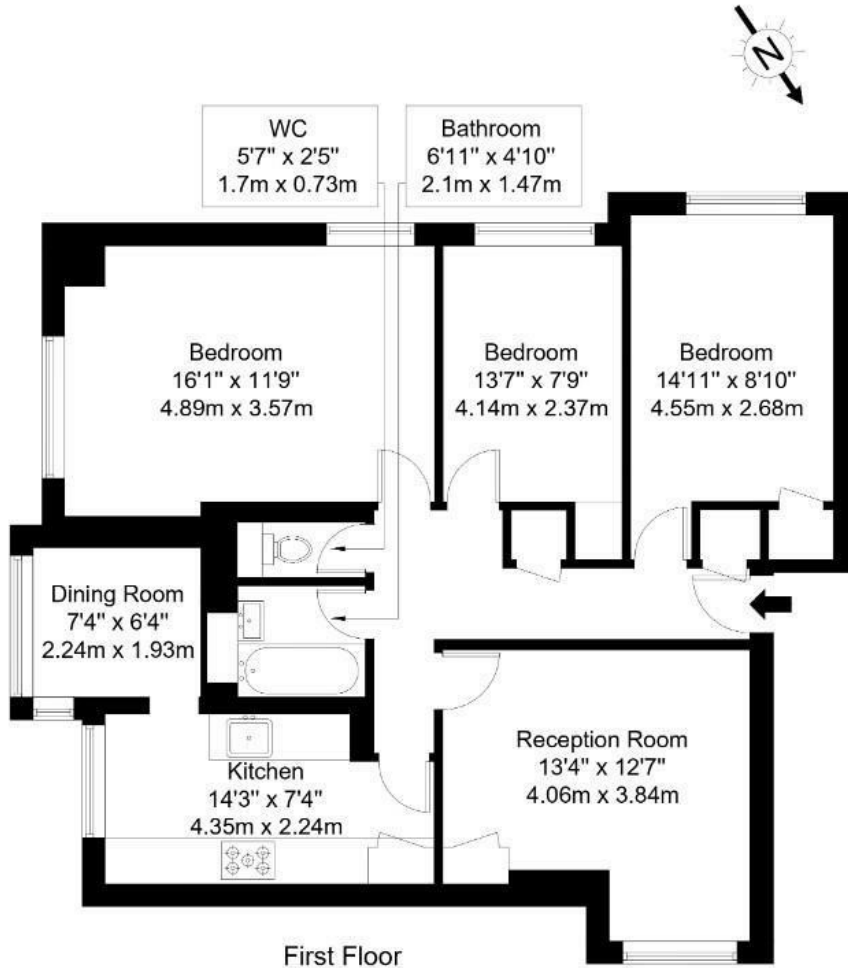
This leasehold property is offered chain free with vacant possession or as an investment with the current tenants remaining and has 92 years unexpired.

- First floor apartment
- Triple aspect property
- Separate living room
- Dining room
- Potential rental investment
- 0.8 mile to Elephant & Castle tube station
- Close to Burgess Park
- Council tax rates £1505

**Asking price £525,000**

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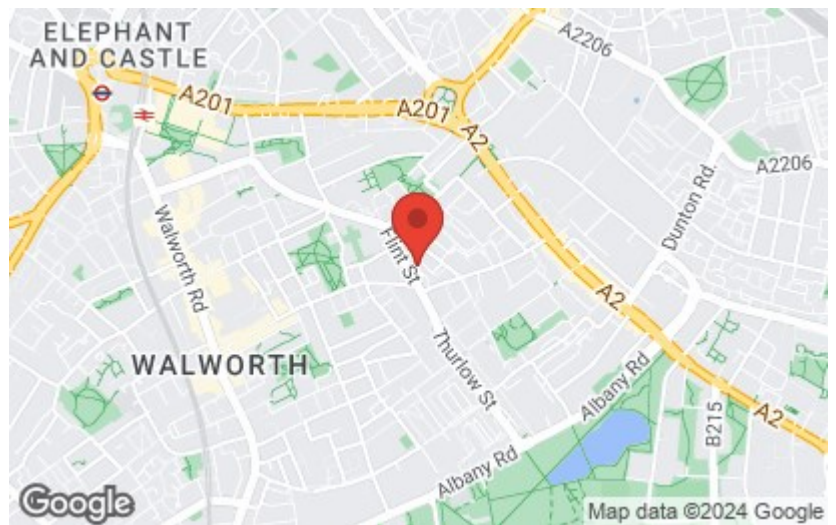
Approx Gross Internal Area = 82.9 sq m / 892 sq ft



Ref :

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property. Copyright @ BLEUPLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		74	81

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

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