



East Street, London, SE17 2FT

A stylish two bedroom apartment split over two floors, walking distance from ever changing Elephant & Castle. The first floor features a spacious open plan living and kitchen space leading onto a private terrace spanning the width of the property as well as a washroom. Upstairs are the master bedroom with built-in-wardrobe, the second good sized double bedroom, as well as a sleek family bathroom. Ample storage space can be found in the hallway. This contemporary duplex apartment is only a short walk from the greenery of Burgess Park as well as many other local amenities such as a gym, street markets, restaurants, cafes, bars and supermarkets.

Years left on lease - 117
 Service charge - £2289.72 pa
 Ground rent - £100

Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts. Please be aware that property was originally share ownership. Now selling 100% ownership

- Contemporary Duplex Apartment
- Chain Free
- Generous Private Terrace
- Great Transport Links
- Spacious and Naturally Bright
- Ample Storage Space
- Secure Underground Bike Storage

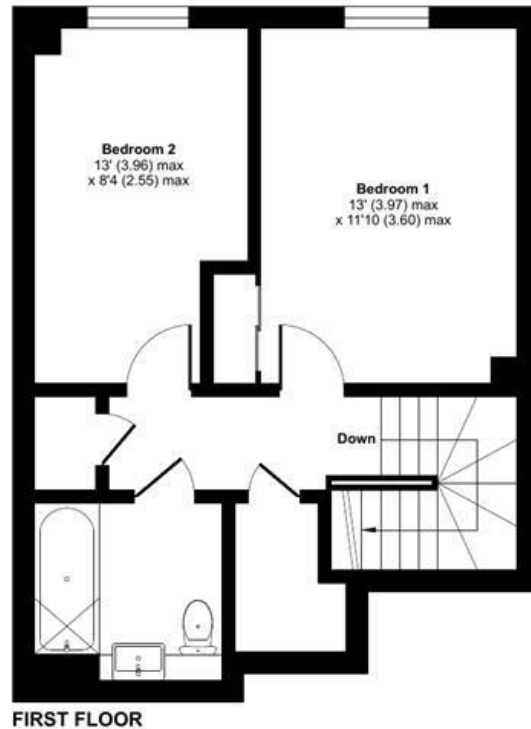
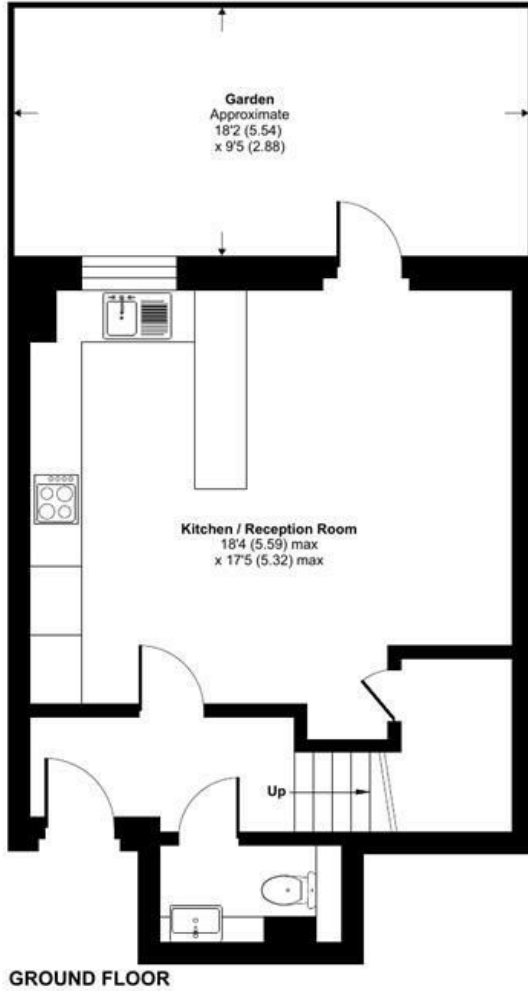
Alex & Matteo
 ESTATE AGENTS

£550,000

Marsh Court, East Street, London, SE17

Approximate Area = 827 sq ft / 76.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Alex & Matteo Estate Agents. REF: 1106215

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(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	