



**MAPLEWOOD**  
PROPERTY & INVESTMENTS LTD.

A spacious and well maintained first floor, three bedroom apartment in a low rise, brick building close to Elephant and Castle.

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FLINT STREET, SE17

Guide Price: £525,000



**Situated on the first floor of this low rise brick built building, is a sought-after three double bedroom apartment with generous living and entertaining space.**

The property is accessible via a secure entrance and a well-maintained communal area. A new front door opens onto a large L-shaped hallway which features built-in storage for coats and footwear.

The current layout comprises three double bedrooms, all of which boast good light and integrated storage. The dual aspect, south/east facing lounge is opposite a separate kitchen with extra dining space/utility nook.

The WC is separate from the bathroom, which includes a white fixtures and fittings and a shower over the bath.

Naylor House is accessible via East Street, on the corner of Flint Street via a private road. Plenty of green space and multiple parks and gardens are walkable from the property.

Elephant & Castle tube and train station is also easily accessible for the Northern and Bakerloo Lines, Thameslink and South Eastern.

Leasehold property with 92 years unexpired.

**Leasehold | Chain Free**

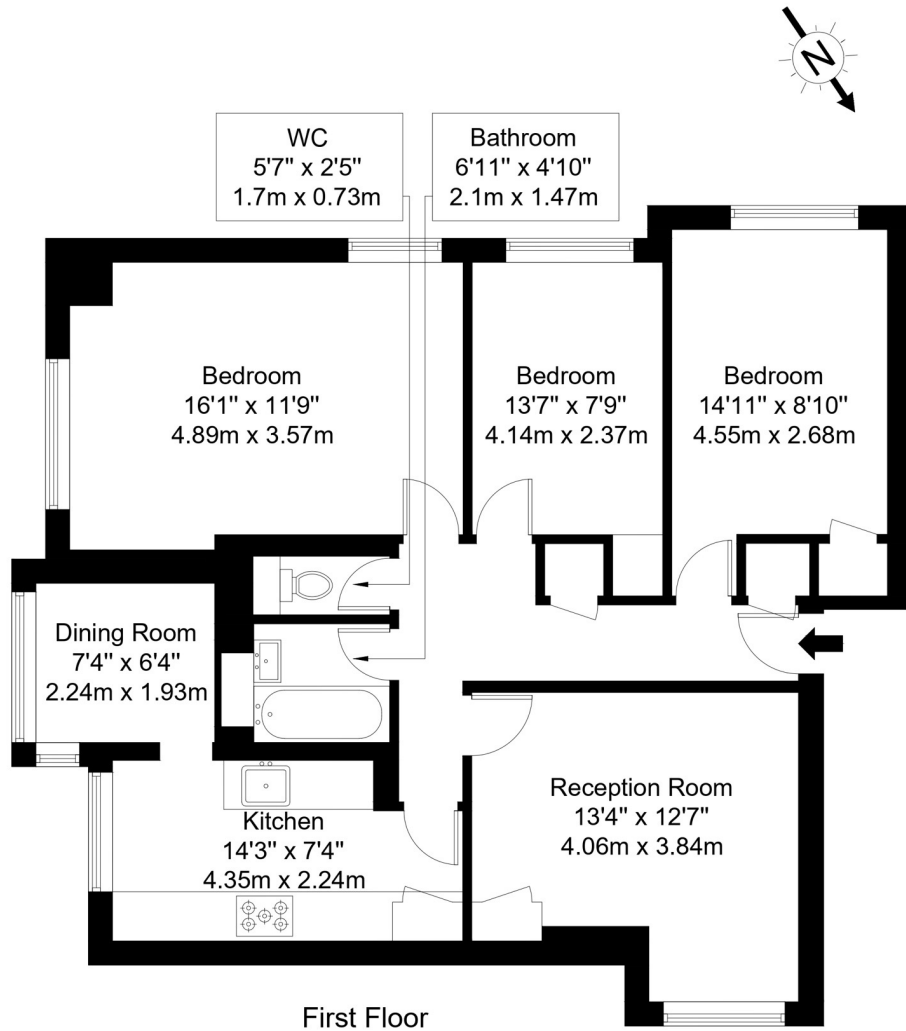
**Ground Rent: £10 pa**

**Service Charge: £2,000 pa**









## Flint Street SE17

- Spacious First Floor Apartment
- Three Double Bedrooms
- Separate Living Room
- Generous Kitchen with Dining Area
- Excellent Rental Investment
- Close to Elephant & Castle Tube Station
- Local Green Spaces
- Chain Free



892 sq ft | Council tax band: C | EPC rating: C

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92–100) <b>A</b>		
(81–91) <b>B</b>		<b>81</b>
(69–80) <b>C</b>	<b>74</b>	
(55–68) <b>D</b>		
(39–54) <b>E</b>		
(21–38) <b>F</b>		
(1–20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		

Approx Gross Internal Area  
892 sq ft / 82.9 sq m

Total Area  
892 sq ft / 82.9 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



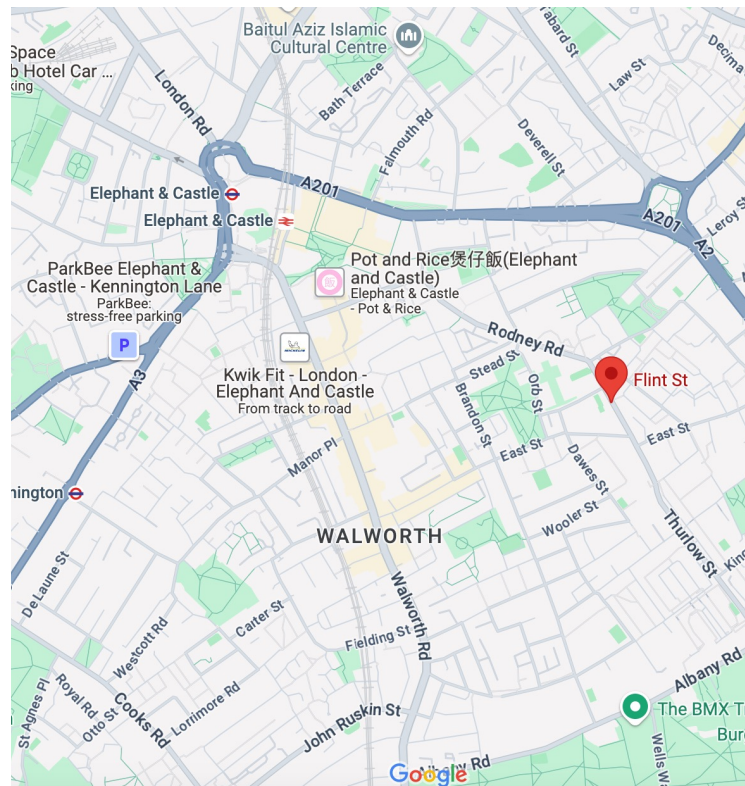


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