



**Crampton Street, London SE17**

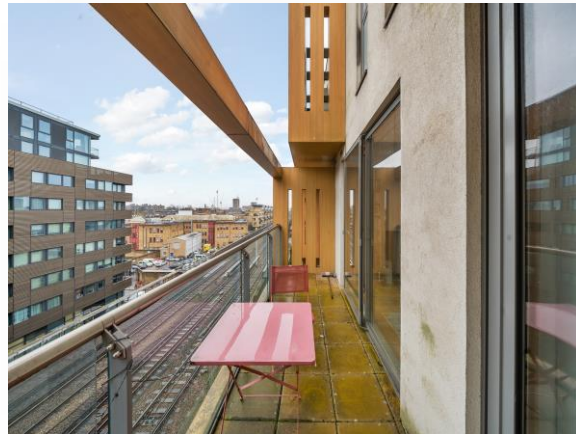
**welcome to**

## **Crampton Street, London**

We are delighted to introduce this two double bedroom fifth floor modern apartment, finished to a high specification and enjoying direct access to its own private balcony accessed off the living room and main bedroom. Situated in this popular residential development the property is offered for sale with a Share of Freehold and no onward chain, ideal for anyone looking to move quickly. The property also benefits from a long lease and concierge service. Situated equidistance between Kennington and Elephant and Castle, O Central is located within just 0.5 miles of either Tube station, Bus and National Rail links offering access across London and beyond. With its enviable, quiet position on the historic Crampton Street, the property is within easy reach of the local shops and restaurants on Walworth Road, London's famous East Street and Borough Markets and the more recently established Mercato Metropolitano. The development is also moments from the Elephant and Castle regeneration area which forms one of Europe's largest regeneration zones.

Accommodation comprises an entrance hall with storage, two genuine double bedrooms, open plan kitchen/reception space, bathroom and balcony.

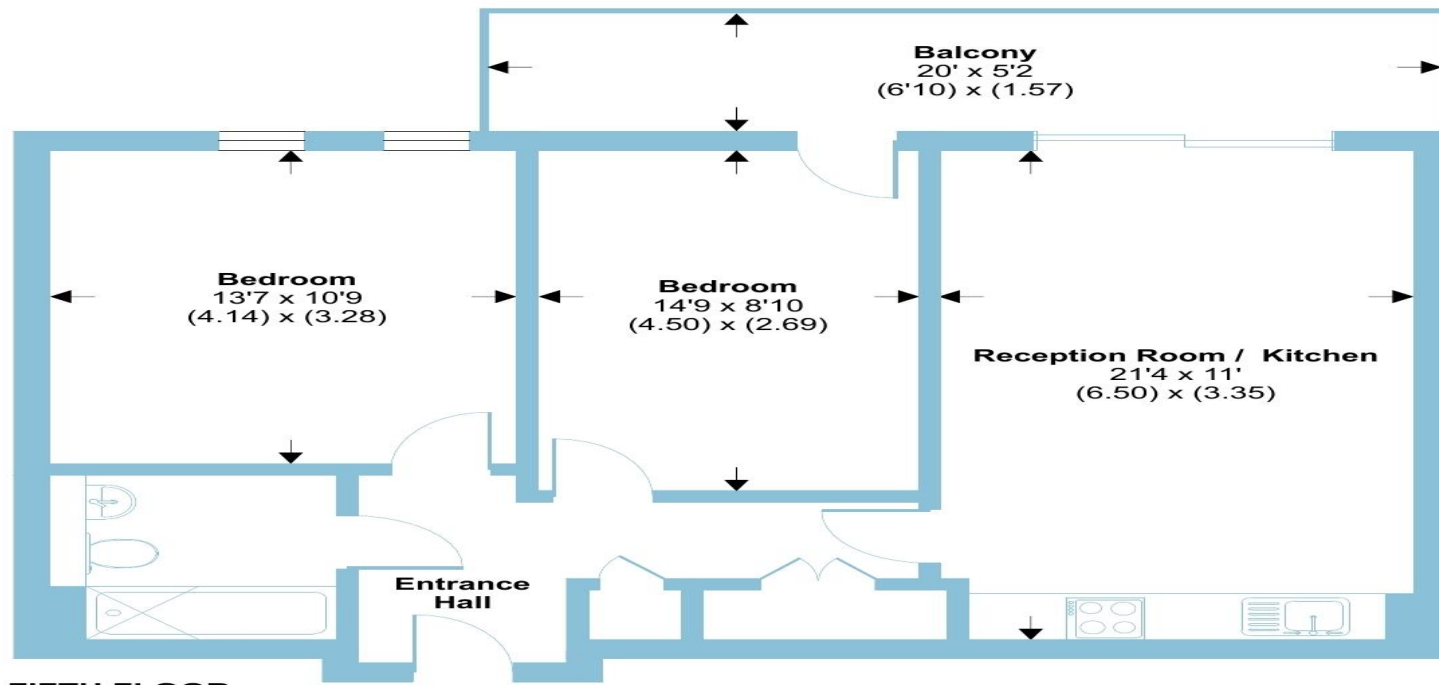
Early viewings are strongly advised.



# Crampton Street, SE17

Approximate Area = 680 sq ft / 63.2 sq m

For identification only - Not to scale



FIFTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheocom 2024. Produced for Barnard Marcus. REF: 1097361



welcome to

## Crampton Street, London

- Two Double Bedrooms
- Private Balcony
- Share of Freehold
- Concierge Service
- No Onward Chain

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£525,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT110360](https://barnardmarcus.co.uk/Property/KGT110360)



Property Ref:  
KGT110360 - 0011

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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