



Amelia Street, London SE17

welcome to
Amelia Street, London

Available for sale with no onward chain is this large one double bedroom period apartment situated on the first floor of the iconic Pullens Buildings, which could also be reconfigured into a two bedroom. This light and airy apartment boasts a wealth of charm and character associated with its heritage and has beautiful views of Pullens Gardens. The communal roof terrace offers a spectacular 360 degree view. The property is situated in a sought after residential location and is close to the wide selection of amenities available in Elephant Park and on the Walworth Road. Kennington Tube Station (Northern Line), Elephant & Castle Station (Bakerloo Line, Northern Line and Overground) and a multitude of bus routes into the city are a short walk away. The green space of Pullens Gardens is on the doorstep and Pasley Park can also be found nearby.

Accommodation comprises an entrance hall, one double bedroom, large living room, kitchen-diner and bathroom.

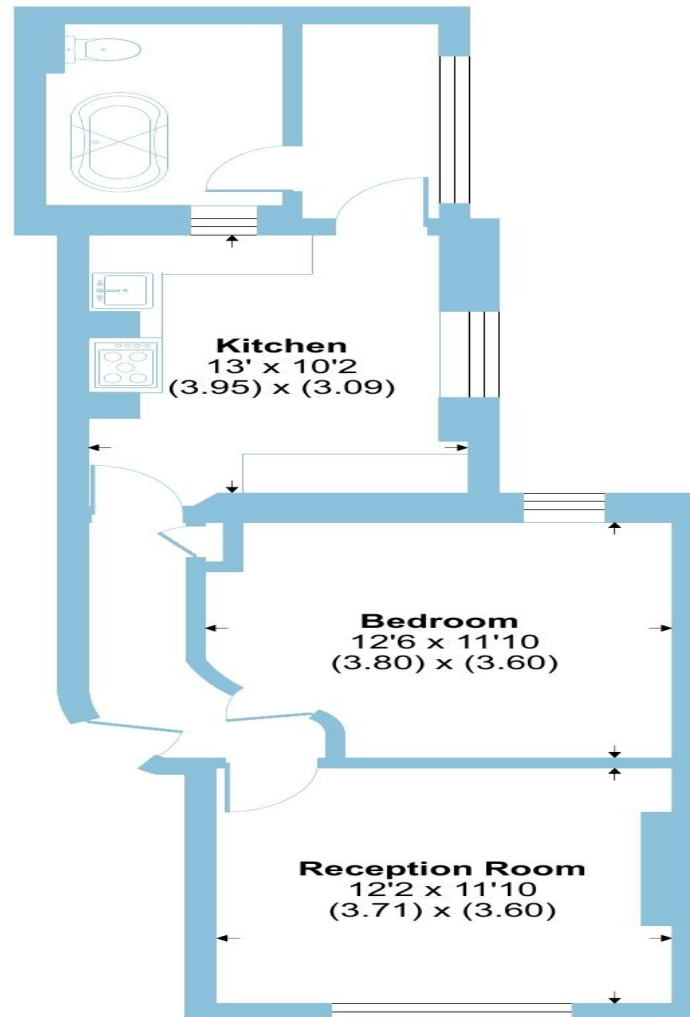
View now to avoid disappointment.



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Approximate Area = 579 sq ft / 53.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2024. Produced for Barnard Marcus. REF: 1137625



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- One Double Bedroom
- First Floor
- No Onward Chain
- Pullens Building
- Communal Roof Terrace

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 700.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Apr 2002.

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

£430,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110457



Property Ref:
KGT110457 - 0018

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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