



Flint Street, London SE17

welcome to
Flint Street, London

We are delighted to introduce this well-proportioned two-bedroom period conversion first floor flat located close to the bustling East Street in Elephant & Castle. The apartment has wooden floors throughout, an amazing new separate kitchen and beautiful bathroom. The property is situated just moments from the vibrant East Street market and is close to the wide selection of amenities available on the Walworth Road. Transport Links are provided by Elephant & Castle station (Northern Line and Overground) along with a multitude of bus routes into the city. Nursery Row Park and Faraday Gardens can also both be found within just 0.2 miles.

Accommodation consists of an entrance hall, two double bedrooms, large living room, kitchen, and bathroom. Early viewings are advised as quick sale expected.

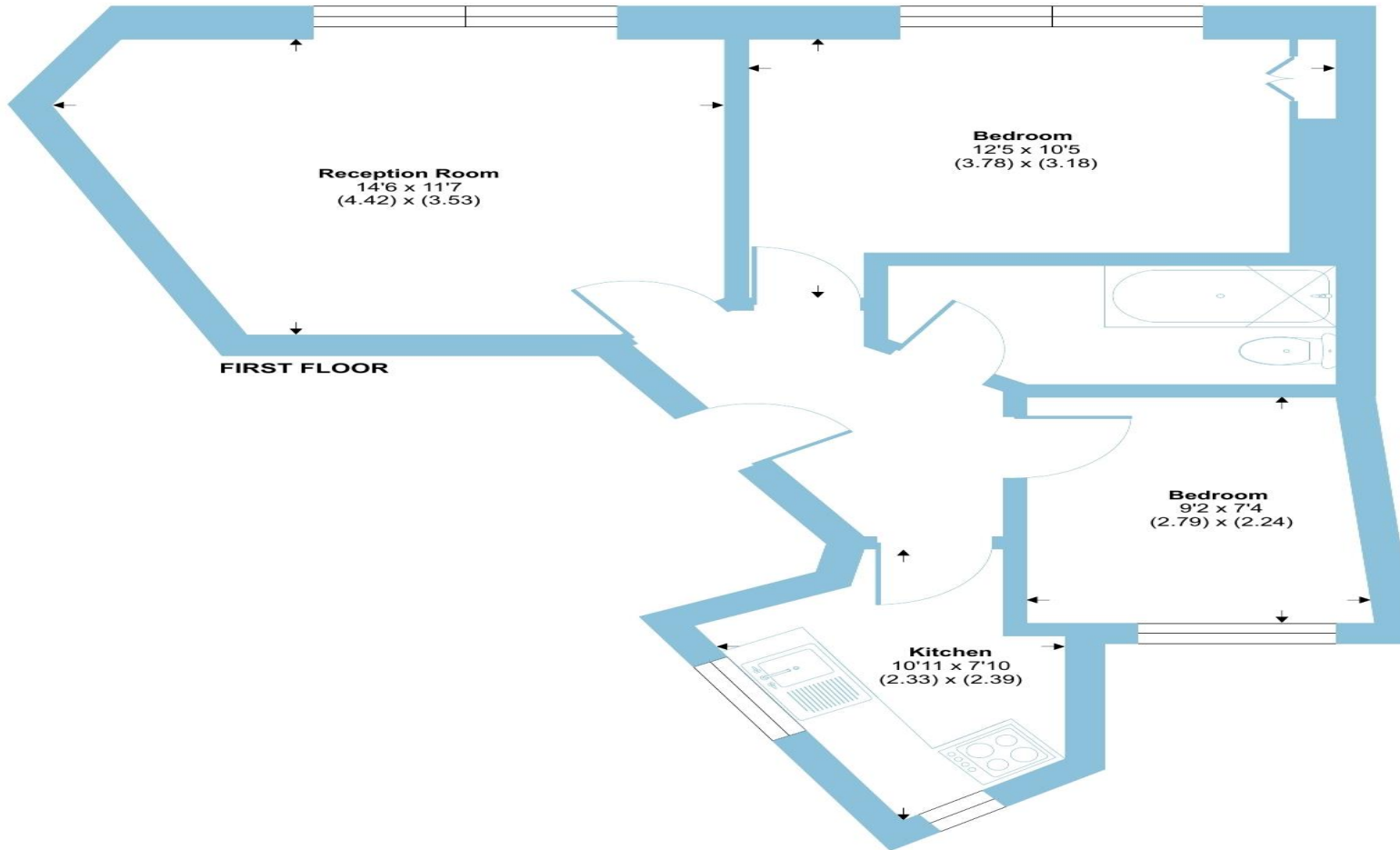




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Approximate Area = 506 sq ft / 47 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Barnard Marcus. REF: 1168447



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- Two Double Bedrooms
- First Floor
- No Onward Chain
- Period Conversion
- Good Condition

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 1990. 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

£325,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110527



Property Ref:
KGT110527 - 0005

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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