



Steedman Street, London SE17

welcome to

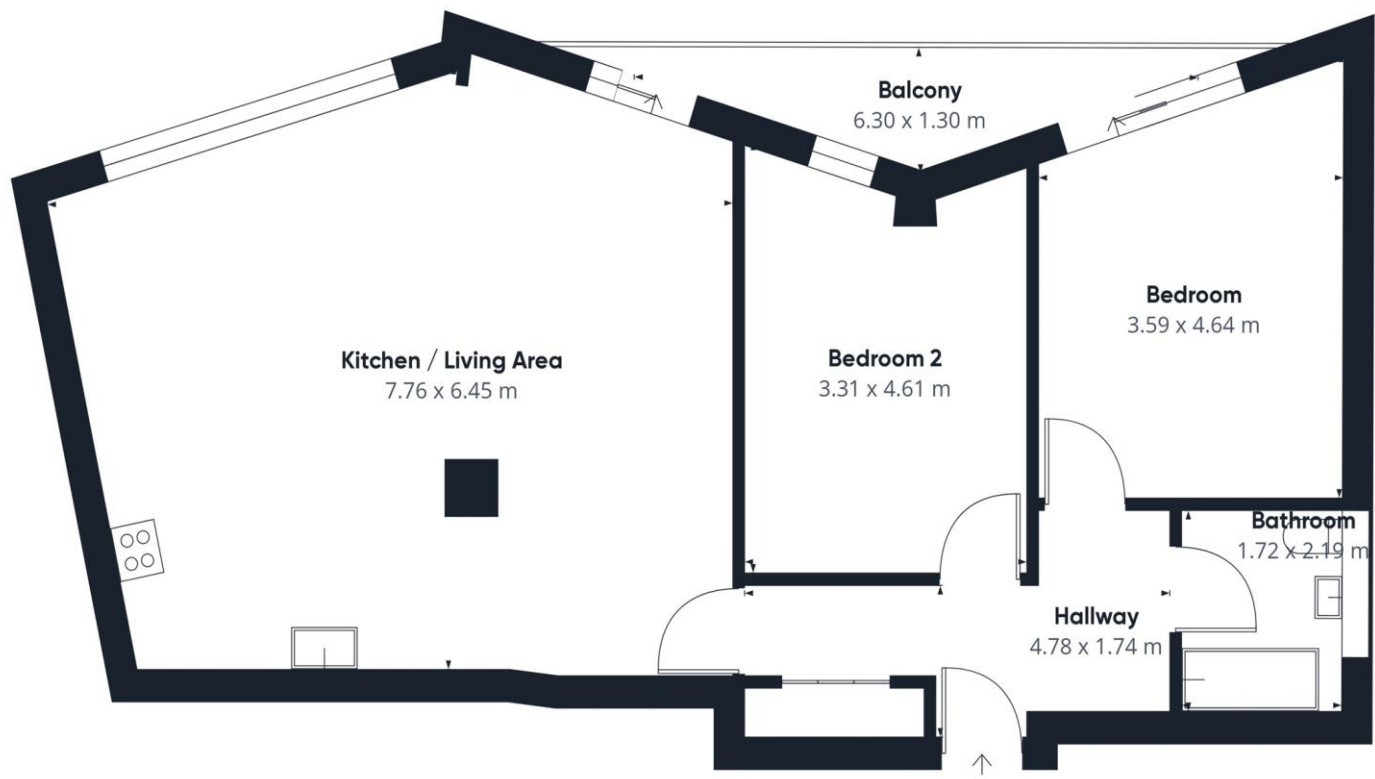
Steedman Street, London

We are delighted to introduce this stunning two double bedroom modern built apartment, with direct access to its own private balcony. The property is situated in this sought after modern development in the heart of Elephant & Castle and is available for sale with no onward chain. The property is situated in a sought after residential location and is close to the wide selection of amenities available on the Walworth Road. Transport Links are provided by Kennington Tube Station (Northern Line) and Elephant & Castle Station (Bakerloo Line, Northern Line and Overground) along with a multitude of bus routes into the city. The green space of Pullens Gardens is on the doorstep and Pasley Park can also be found nearby.

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

Prompt viewings are advised.





Approximate total area⁽¹⁾
87.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

welcome to

Steedman Street, London

- Two Double Bedrooms
- Modern Development
- High Specification Finish
- Private Balcony
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 6000.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2004.

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

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110953



Property Ref:
KGT110953 - 0006

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.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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