



# Ash House

Longfield Estate, SE1

Asking Price £450,000

This spacious three-bedroom split-level flat, is located on the ground and first floor with a friendly and peaceful atmosphere. Offering generous rear garden and on street parking making this property the ideal investment opportunity.

**CHESTERTONS**





# Ash House

## Longfield Estate, SE1

- Three bedroom Maisonette
- Private Rear Garden
- Investment Opportunity
- 845 sq/ft
- Parking Available





This spacious three-bedroom split-level flat, is located on the ground & first floor with a friendly and peaceful atmosphere.

The top floor boasts two large bedrooms and a third bedroom, along with a refitted bathroom. The lower floor includes the kitchen, living room, balcony, and cloakroom. Ample storage options.

The location offers a variety of local amenities, independent restaurants, bars, and art galleries within walking distance. Convenient transport links connect you to Peckham, Camberwell, London Bridge, and Borough. Bermondsey and Maltby Street Market are nearby, and access to underground stations provides quick links to various destinations. Suitable for both first-time buyers and investors.

**Tenure:** Leasehold 98 years 6 months

**Service Charge:** £1500 p.a.

**Ground Rent:** £10 p.a.

**Local Authority:** London Borough of Southwark (Council Tax)

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> (92-100)		
<b>B</b> (81-91)		
<b>C</b> (69-80)	73	76
<b>D</b> (55-68)		
<b>E</b> (39-54)		
<b>F</b> (21-38)		
<b>G</b> (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

### *Chestertons Tower Bridge Sales*

220 Tower Bridge Road

Tower Bridge

London

SE1 2UP

towerbridge@chestertons.co.uk

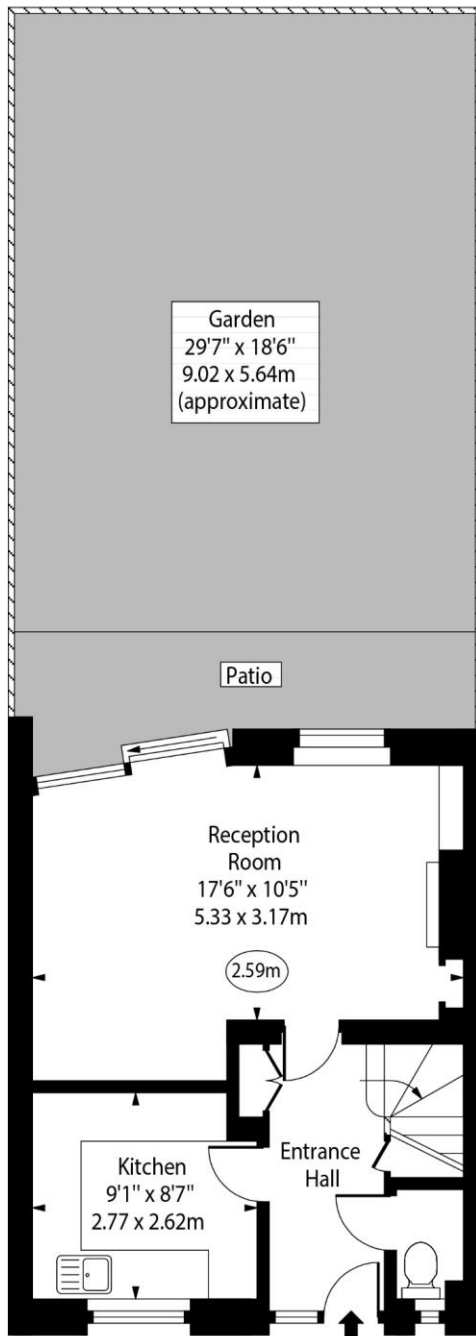
020 7357 7999

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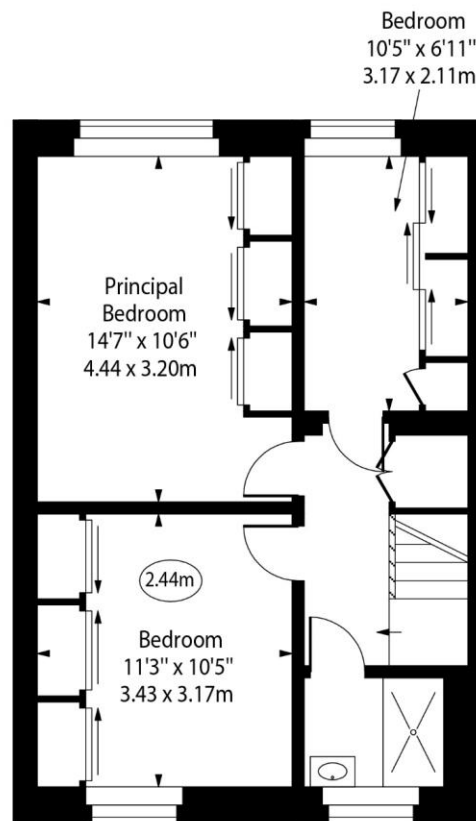
Ash House,  
Longfield Estate, SE1



○ - Ceiling Height



Ground Floor



First Floor

Approx Gross Internal Area

845 Sq Ft - 78.50 Sq M

For Illustration Purposes Only - Not To Scale

[www.goldlens.co.uk](http://www.goldlens.co.uk)

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