



Steedman Street

London, SE17

Offers in excess of £550,000

Set on the first floor of a secure and modern development, this beautifully presented two-bedroom flat offers bright and spacious living. Positioned on the quieter, non-railway side, the property enjoys serene views of the communal gardens.



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- Wonderful bright 2 bedroom flat set on the 1st floor (non-railway side)
- Large reception room with access to large terrace
- Open-plan kitchen
- 2 lovely double bedrooms, larger bedroom has direct access to terrace
- Sleek bathroom
- Delightful private balcony overlooking the communal garden
- Car park space in buildings secure underground parking. Transfer of rental tenant on purchase. Currently obtaining £180 income per month.
- Secure development with 24 hour concierge
- Excellent condition



Set on the 1st floor (non-railway side), this wonderful 2-bedroom flat boasts bright and spacious interiors. The large reception room is a key highlight, offering direct access to a generous private terrace, perfect for both relaxation and entertaining. The open-plan kitchen seamlessly integrates into the living area, providing both style and functionality. The flat features two lovely double bedrooms, with the larger bedroom benefiting from direct access to the terrace. The sleek bathroom is finished to a high standard, complementing the overall modern design of the home. Additional highlights include a delightful private balcony that overlooks the beautifully maintained communal garden, offering a peaceful outdoor escape. The property also includes an allocated parking space in the secure underground car park, which currently generates £180 per month in rental income. The existing tenant can be transferred upon purchase, providing an excellent opportunity for investors.

The development offers a 24-hour concierge service, ensuring convenience and peace of mind. Located just a five-minute walk from the vibrant amenities of Elephant and Castle, the flat benefits from excellent transport links, including nearby train stations and bus routes, providing easy access to central London and beyond. Presented in excellent condition throughout, this property offers a fantastic blend of modern living, secure parking, and superb investment potential.

Tenure: Leasehold 104 years 10 months

Service Charge: £4452 p.a

Ground Rent: £150 p.a

Local Authority: London Borough of Southwark

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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

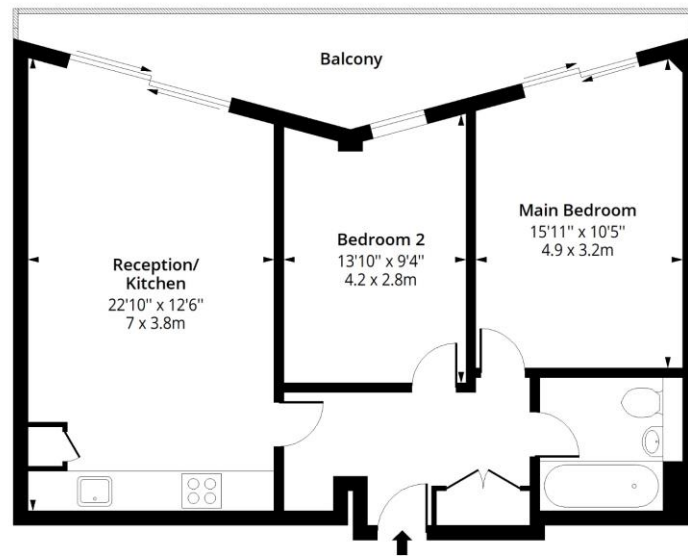
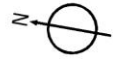
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Approx. Gross Internal Area 695 Sq Ft - 64.57 Sq M
Approx. Gross Balcony Area 123 Sq Ft - 11.43 Sq M



First Floor

Floor Area 695 Sq Ft - 64.57 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.

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