



Amelia Street

London, SE17

Asking Price £325,000

Beautiful one-bedroom apartment with balcony at the desirable Printworks development on Amelia Street, SE17.

CHESTERTONS



Amelia Street

London, SE17

- One bedroom
- One bathroom
- Open plan kitchen living space
- Balcony
- Modern
- Leasehold
- Concierge
- Allocated parking



This one bedroom property is well proportioned and the open-plan living area is spacious and bright with a fully fitted integrated kitchen, complete with modern appliances and plenty of storage options. The bedroom is spacious with built in wardrobes and a large window that fills the room with natural light. The flat also benefits from a modern family bathroom, finished to a high standard, with sleek fixtures and fittings. One of the standout features of this property is the private balcony, accessible from the living area. It provides a peaceful outdoor space where you can enjoy a morning coffee or unwind after a long day, all while taking in the surrounding views.

The Printworks development offers a range of amenities for residents. These include a concierge service, secure entry system, and beautifully landscaped communal gardens.

The location itself is highly sought after, with excellent transport links and a vibrant local community. Amelia Street is conveniently positioned, allowing easy access to nearby shops, restaurants, and entertainment options on The Walworth Road and Elephant Park. Additionally, the proximity to public transportation, such as the nearby train station at Elephant & Castle and bus stops, makes commuting to other parts of London a breeze.

Tenure: Leasehold 234 years 10 months

Service Charge: £4300 p.a

Ground Rent: £250 p.a

Local Authority: Southwark Council

Council Tax Band: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B	82	82
(69-80) C		
(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

towerbridge@chestertons.co.uk

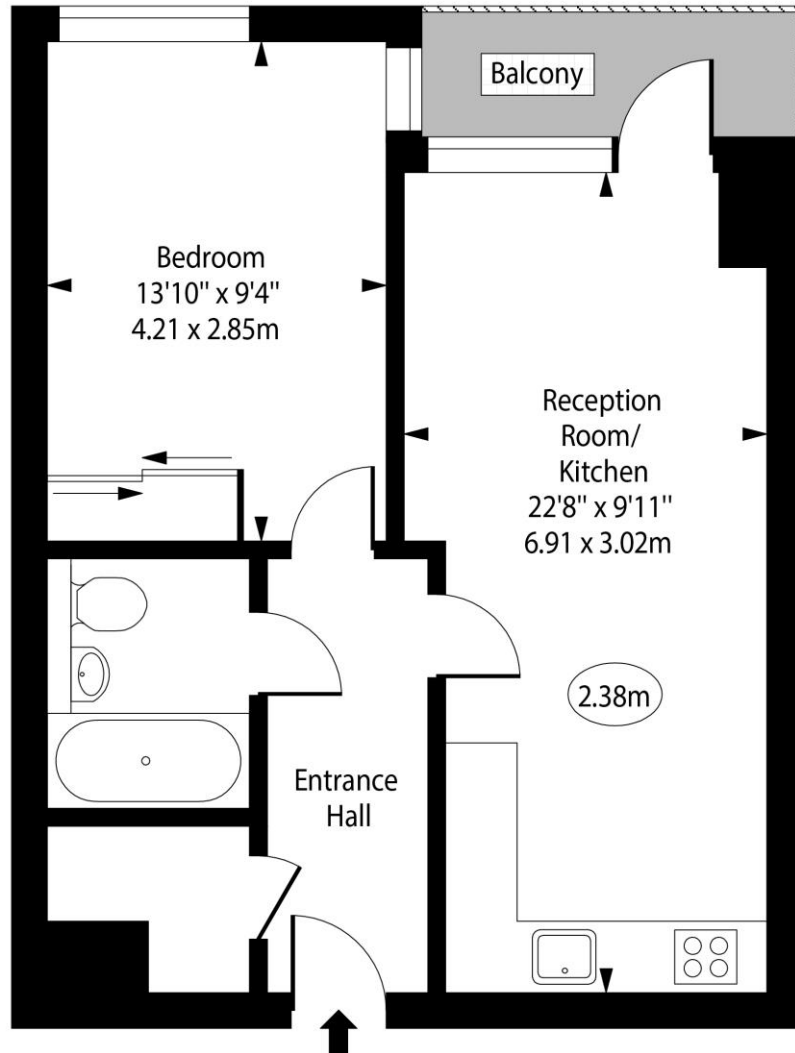
020 7357 7999

chestertons.co.uk

Printworks, Amelia Street, SE17



○ - Ceiling Height



First Floor

Approx Gross Internal Area 475 Sq Ft - 44.13 Sq M

For Illustration Purposes Only - Not To Scale

www.goldlens.co.uk

Ref. No. 020892MS

