

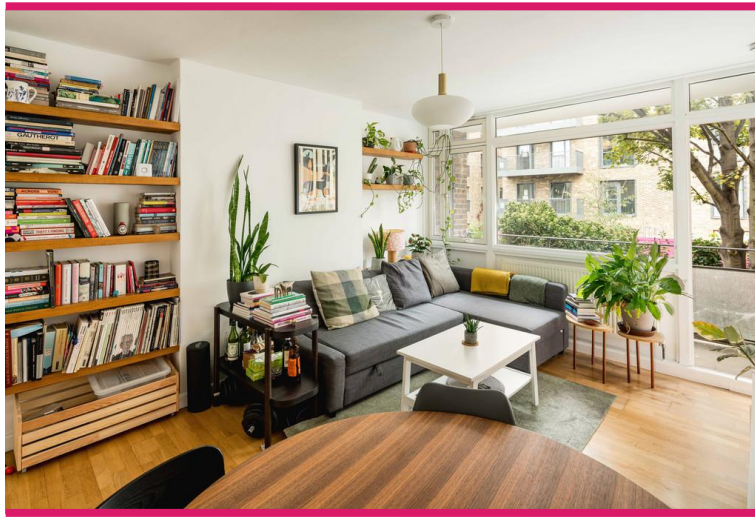


Phelp Street | London | SE17 2PJ

Leasehold

£300,000

- One double bedroom
- Open plan
- Private balcony
- Long lease
- Plenty of storage
- Burgess Park
- Elephant and Castle
- Kennington
- Local amenities
- Excellent bus routes



Situated on the first floor of a popular ex-local authority building in SE17, this well-presented one-bedroom apartment with a private balcony is an ideal home or investment opportunity. St Matthews House is perfectly positioned within walking distance of Elephant Park, offering a range of shops, cafés, and restaurants, as well as the vibrant Walworth Road with its eclectic mix of amenities. The area benefits from excellent transport connections via Walworth Road and Elephant & Castle stations. The Burgess Park North area is undergoing exciting regeneration, transforming into a lively neighbourhood with new homes, coffee shops, and wine bars. Burgess park is a great community hub with tennis courts, bike track, open air gym and cafe.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
47.89 sqm / 515.48 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
43.95 sqm / 473.07 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
3.35 sqm / 36.06 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 51.85 sqm / 558.11 sqft
IPMS 3C RESIDENTIAL 47.94 sqm / 516.02 sqft

*Excluded from measurements:

SPEC ID 5f786b366c0f400dbff479f6

Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.