

Wansey Street, Elephant & Castle, SE17

Asking price **£1,425,000** | Leasehold



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3 Bedrooms



2 Bathrooms



2 Receptions



Terrace



Communal Gardens



Local Amenities



24-Hour Concierge



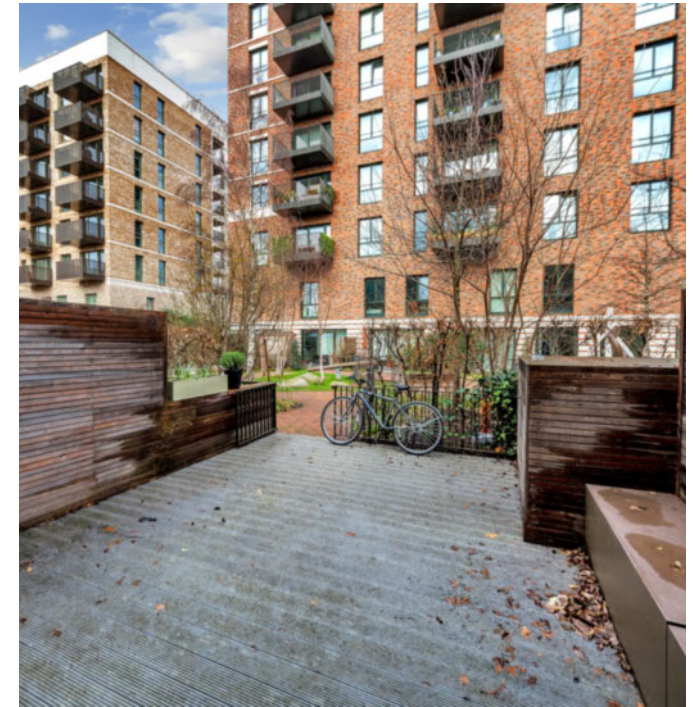
0.4 MI Elephant & Castle

A rare opportunity to acquire a beautiful three bedroom, two bathroom terraced house set in the lush green setting of South Gardens, Elephant Park. Although contemporary, the property keeps all the features of a traditional Victorian house and fits perfectly within the immediate urban setting. The house is entered from the front garden overlooked by an elegant ground floor bay window and a balcony built above it. On the ground floor are the kitchen/diner, guest cloakroom and an informal living room which opens onto the back garden. Two double bedrooms and a family bathroom occupy the first floor.

The master bedroom with an ensuite shower is configured on the second floor. At the rear is a generously sized private patio which gives on to the private landscaped gardens in

the central communal space. An additional outside space is set on the third floor: a terrace linked to the master bedroom with direct views of the resident's garden square.

South Gardens residents have access to 24-hour concierge services, residents' lounge, communal gardens and a roof terrace. Wansey Street is located a short distance from Elephant and Castle station, which provides Underground and rail services. Wansey Street houses are part of South Gardens, the first phase of the Elephant Park development which completed in 2017. South Gardens has won several awards including the Housing Design Award and, RIBA London Award, and the Sustainable Project of the Year in 2018.



Tenure: Leasehold (242 years remaining)

Local Authority: Southwark Council

Ground Rent: £450 p.a.

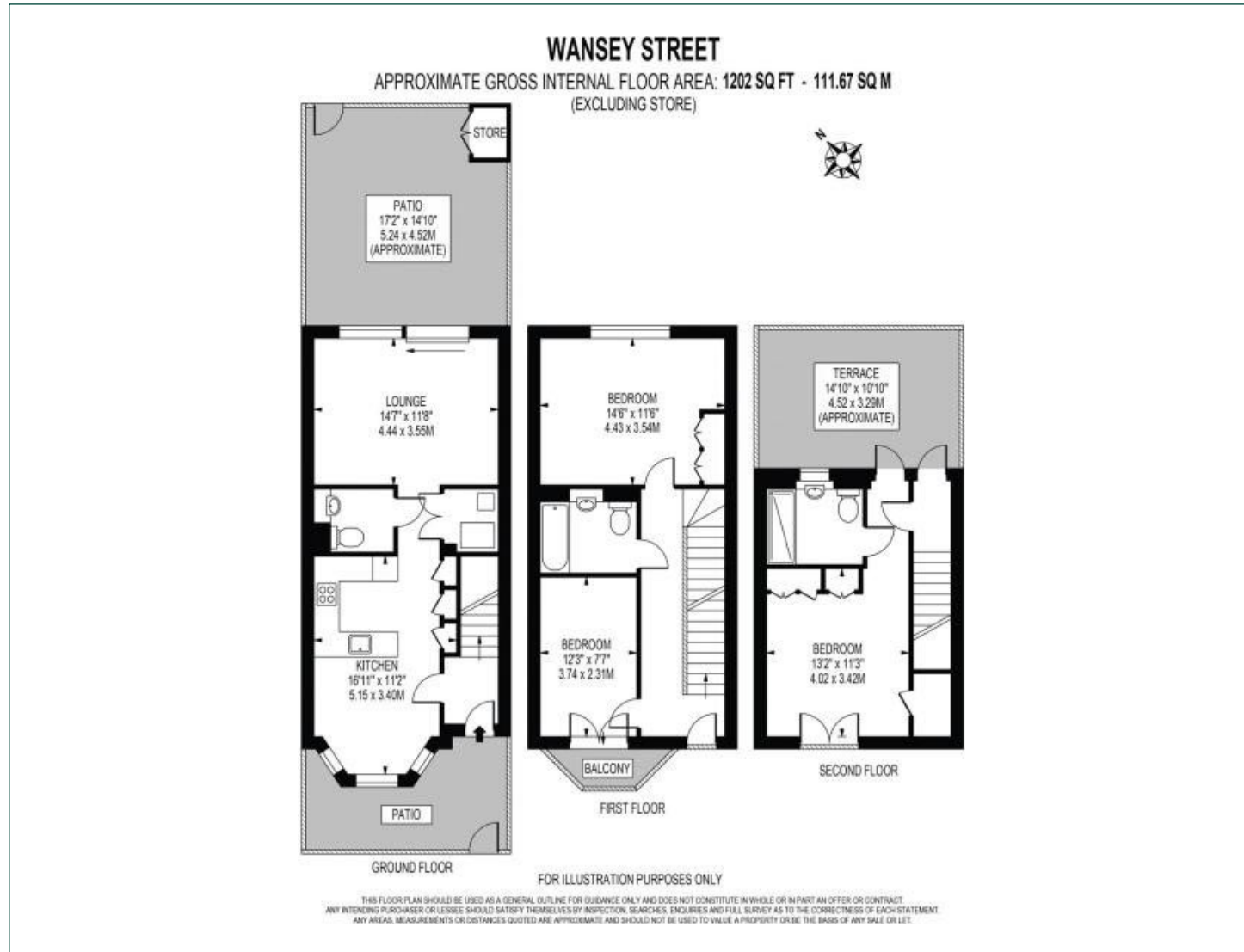
Council Tax Band: G

Service Charge: £4,030 p.a. approx.

EPC: B

Floorplan

1,202 sq ft | 111.67 sq m



Elephant & Castle

One The Elephant, 5 St Gabriel Walk, London, SE1 6FA

Sales

020 3869 2898 | eandc.sales@chaseevans.com

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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