



Coleridge House, Browning Street, Walworth, SE17

Asking price **£350,000** | Leasehold



Coleridge House, Browning Street, Walworth, SE17



2 Bedrooms



1 Bathroom



1 Reception



Nearby Green Spaces



Local Amenities



0.6 MI Elephant & Castle

Beautifully presented two bedroom, one bathroom property, forming part of the Browning Estate located just East of the Walworth Road. The expansive living area boasts a recently fitted open plan kitchen equipped with top-of-the-line integrated appliances, complemented by wood-effect flooring beneath the carpet, UPVC double glazing. Bright bedrooms and a contemporary bathroom.

Coleridge House is situated in a prime location that offers convenient access to a variety of amenities and services. Just a stone's throw away from the bustling East Street Market, residents can enjoy a diverse

range of shopping and dining options. Additionally, the nearby local green spaces provide a refreshing escape for leisurely walks or outdoor activities.

The property is also in close proximity to the Elephant and Castle tube station, which makes commuting effortless. For those who prefer traveling by bus, there are multiple bus routes along Walworth Road, ensuring smooth connections to the City and the vibrant West End. Whether you're looking to explore local attractions, indulge in shopping, or commute for work, Coleridge House presents an ideal base for a dynamic urban lifestyle.



Tenure: Leasehold (106 years remaining)

Local Authority: Southwark Council

Ground Rent: Peppercorn

Council Tax Band: B

Service Charge: £1,800 p.a.

EPC:

Floorplan

COLERIDGE HOUSE, BROWNING STREET, SE17
APPROXIMATE GROSS INTERNAL FLOOR AREA 478 SQ.FT (44.4 SQ.M)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Elephant & Castle

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

Sales

020 3869 2898 | eandc.sales@chaseevans.com

We're here to help.

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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