



PCM

£2,000 PCM

Amelia Street

London, SE17 3BZ

Beautifully presented 1 bedroom apartment set on the top floor of a popular gated development.

The property features a stylish open plan reception room with modern fitted kitchen with integrated appliances, floor to ceiling windows, wood flooring and air conditioning.

There is a good size double bedroom with built in wardrobes and contemporary bathroom.

The property has the added benefit of having a fully installed air conditioning system.

The development is set just off the main road and a security gate system, concierge, lift facilities and secure bike storage.

Located close to both Kennington underground station (Northern line) and Elephant & Castle Station (Bakerloo and Northern lines, plus overground services to Blackfriars and West Hampstead or to South London and beyond to Kent).

Offered part furnished.

Council Tax: Band D

5 Weeks Deposit: £2,307

12 Month Contract:: Breakclause Subject To Offer

Utility bills are formed as part of the service charge and re charged to the tenants accordingly

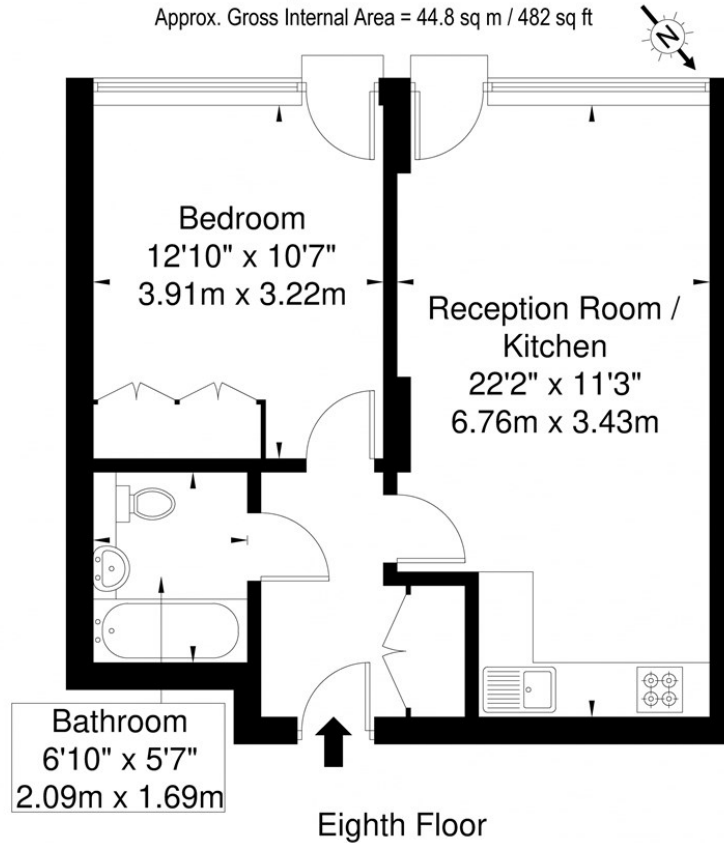
Available: start of July





The Printworks, Amelia Street, SE17 3BZ

Approx. Gross Internal Area = 44.8 sq m / 482 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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