



Wansey Street, Elephant & Castle, London SE17



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Beautifully presented and specifically designed to Passivhaus standards is this spacious home. Situated over three floors, the ground floor of the property benefits from a generously sized kitchen boasting ample fitted cabinets, integrated appliances and ample space for dining. There is also a cloakroom and utility cupboard that lead through to the separate reception room which opens on to the rear patio garden which has a pleasant outlook over the larger communal gardens.

The first floor comprises of two double bedrooms with bedroom two featuring built-in wardrobes and bedroom three having access to a private balcony and completing this level is the family bathroom.



Guide price: £1,350,000

Tenure: Leasehold: approximately 241 years remaining

Service charge: £7,950.94 per annum, reviewed yearly, next review due 2024

Council tax band: G



The second floor offers a well appointed principal bedroom (shower) suite and access to the private terrace.

Additionally one secure parking space is available by separate negotiation.

Further benefits for the development include, 24 hour concierge service, bookable residents room, fully equipped gymnasium, bicycle storage, grow garden, private courtyard gardens and communal gardens.

Many amenities are just a short walk away with a great range of independent shops, cafes and restaurants on offer. The Imperial War Museum and gardens provide a large green space to enjoy and the ever popular Elephant Park has become a popular destination for bars, restaurants and nightlife.

Slightly further afield you will find yourself along London's famous Southbank, overlooked by the London Eye, Royal Festival Hall and Southbank Center. The proximity to both The Cut & Lower Marsh means that Theaters and local markets offer residents plenty to explore on the weekends.

Centered between a wealth of transport links you can reach Lambeth North station (Bakerloo tube line: 0.4 miles), Elephant and Castle station (Northern & Bakerloo tube lines, mainline railway: 0.3 miles) and Kennington station (Northern tube line: 0.6 miles). Waterloo station is only 0.8miles away providing access to the Jubilee, Bakerloo, Northern and Waterloo & City tube lines as well as Southwestern mainline rail services.

The City and West End are also within walking or cycling distance, and there is the option of various bus links. All times and distances are approximate.





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Approximate Gross Internal Area = 1209 sq ft / 112.28 sq m



Ground Floor
Approximate Floor Area
480 sq. ft
(44.56 sq. m)

First Floor
Approximate Floor Area
458 sq. ft
(42.54 sq. m)

Second Floor
Approximate Floor Area
271 sq. ft
(25.17 sq. m)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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