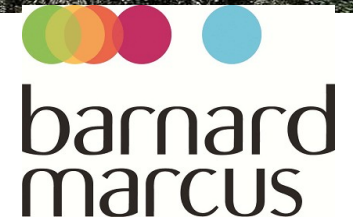




**Amelia Street, London SE17**



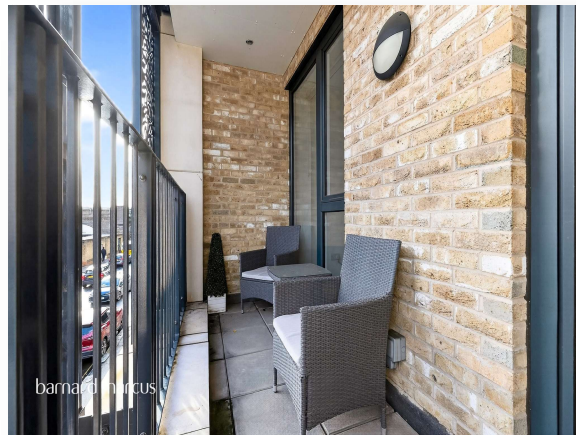
**welcome to**

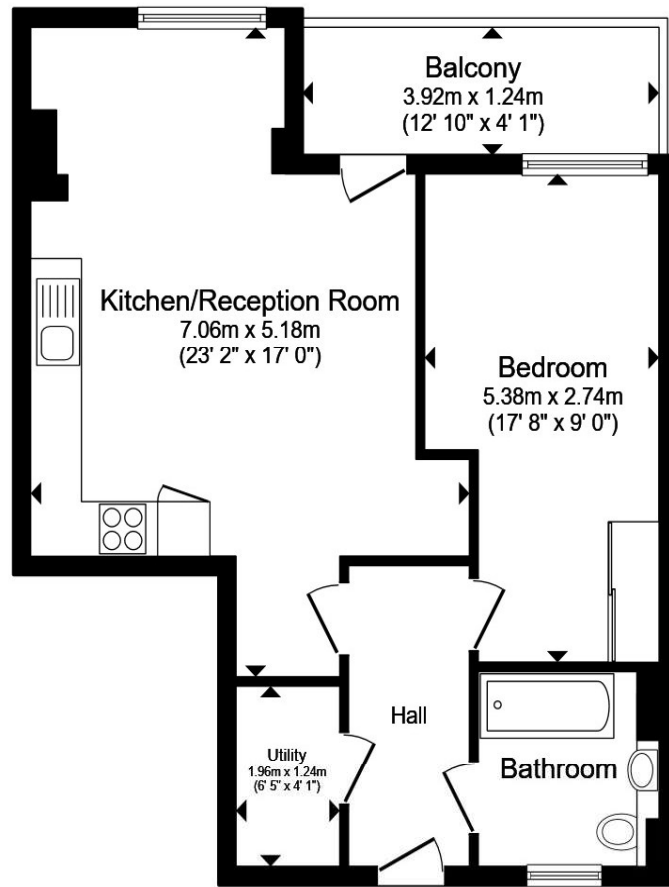
## **Amelia Street, London**

We are delighted to introduce this simply stunning one double bedroom first floor newly built apartment with direct access to a large private balcony terrace, available for sale with no onward chain. The property boasts a wealth of light and style throughout and has been finished to an exceptional standard. 2 Amelia Street is an extremely sought after private development set in a secluded position around a central courtyard. The development was only constructed in 2018, so has the remainder of the 10 year NHBC Guarantee still to run. The property is situated in a highly desirable residential location and is close to the wide selection of amenities available on the Walworth Road. Transport Links are provided by Kennington Tube Station (Northern Line) and Elephant & Castle Station (Bakerloo Line, Northern Line and Overground) along with a multitude of bus routes into the city. The green space of Pullens Gardens is on the doorstep and Pasley Park can also be found nearby.

Accommodation comprises an entrance hall with a very large storage cupboard, one double bedroom, bathroom, large open plan kitchen/reception room with fully integrated appliances and ample room for a dining table leading on to the balcony terrace. There is also access to bike storage.

Internal viewings are essential to fully appreciate.





## First Floor

Total floor area 53.1 m<sup>2</sup> (572 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Amelia Street, London

- One Double Bedroom
- First Floor
- No Onward Chain
- Large Private Balcony
- Modern Development

Tenure: Leasehold EPC Rating: B

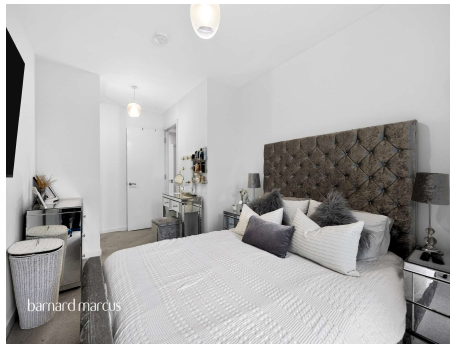
Council Tax Band: D Service Charge: 3231.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£375,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT111119](https://www.barnardmarcus.co.uk/Property/KGT111119)



Property Ref:  
KGT111119 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



barnard marcus



**020 7735 0922**



[Kennington@barnardmarcus.co.uk](mailto:Kennington@barnardmarcus.co.uk)



315 Kennington Road, Kennington, LONDON,  
SE11 4QE



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**