



MAPLEWOOD
PROPERTY & INVESTMENTS LTD.

Bright two-bedroom apartment for sale with a private balcony in a well-connected Elephant & Castle location. Chain Free.

OYSTER COURT, CRAMPTON STREET, SE17
£450,000





Bright two bedroom apartment for sale on the top (fourth) floor of Oyster Court, a well-managed development with lift access, moments from Elephant & Castle.

This apartment offers 748 sq ft of living space. The open-plan kitchen and reception room is bright and spacious, with a door leading directly onto a private balcony that extends the full length of the property, with rooftop views towards the City.

Both bedrooms are well-proportioned to fit a double or king-sized bed in the principal room. One bedroom also has direct access onto the balcony. They are both served by a modern family bathroom fitted with a white suite including a bathtub and overhead shower.

Wood flooring to the reception and the kitchen is fitted with an integrated oven and hob, fridge/freezer and washing machine.

The property is available with vacant possession and is ready for immediate occupation.

Crampton Street is well placed for Elephant & Castle station (Northern and Bakerloo lines), with Burgess Park and Kennington Park Road close by.



Leasehold Approx. 80 Years Remaining
Available Chain Free
Vacant Possession

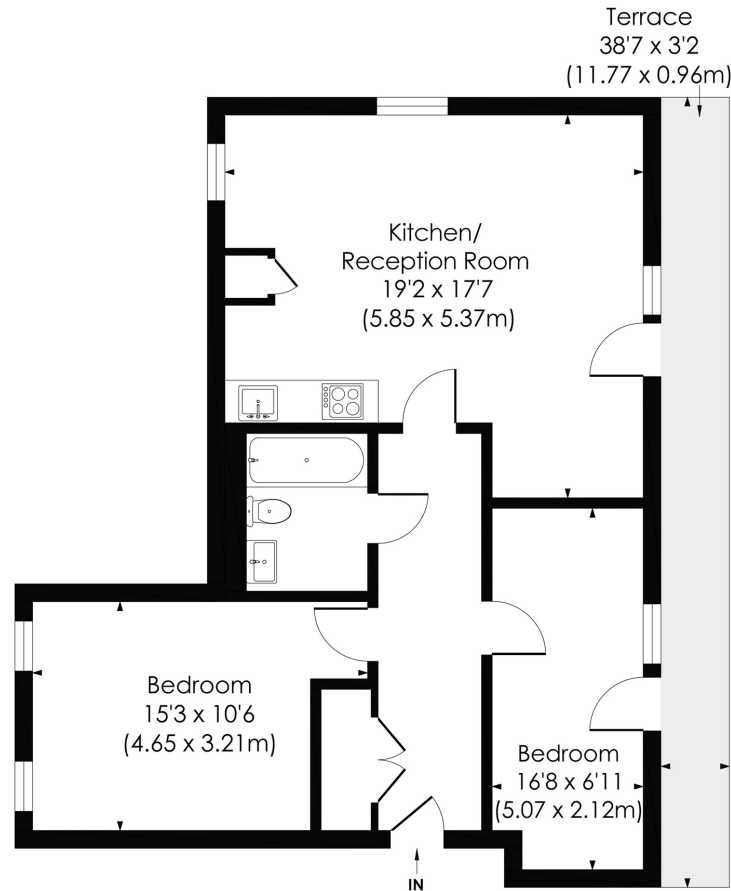


OYSTER COURT, CRAMPTON STREET, SE17

CRAMPTON STREET, SE17

Approx. Gross Internal Floor Area

748 Sq. ft/69.51 Sq. m



FOURTH FLOOR

The floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

Oyster Court, Elephant & Castle SE17

- Top Floor Two Bedroom Apartment with Lift Access
- Private Balcony with Skyline Views Towards the City
- Spacious Open Plan Kitchen and Reception Room
- Two Well-Proportioned Double Bedrooms
- Family Bathroom with Bathtub and Overhead Shower
- Vacant Possession and Chain Free
- Leasehold Approx. 80 years Remaining
- Available now.



748 sq ft | 69.51 sq m

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92–100) A		
(81–91) B		
(69–80) C		
(55–68) D		
(39–54) E		
(21–38) F		
(1–20) G		
Not energy efficient – higher running costs		
	67	77

Leasehold:
Approx. 80 Years Remaining

Available Chain Free

Vacant Possession

Borough of Southwark

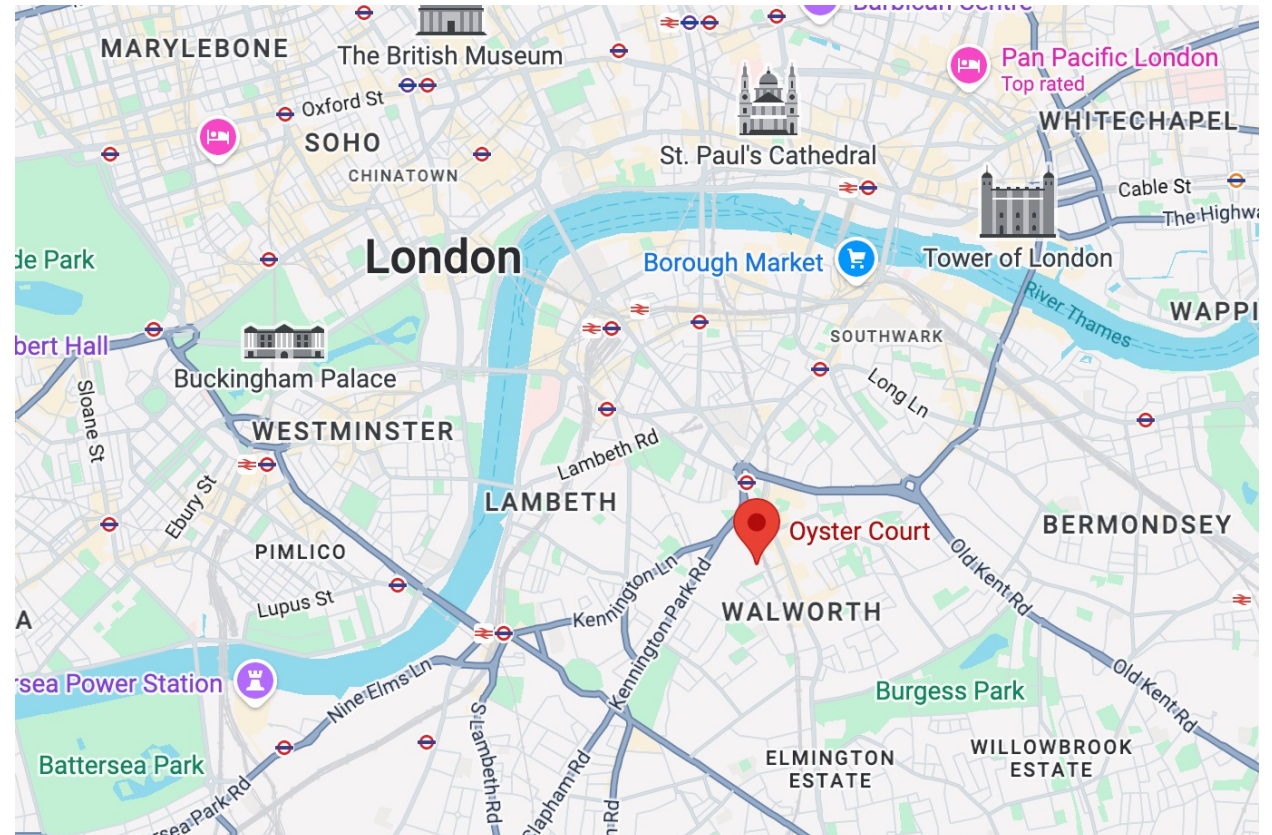


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