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Walworth Place, London, SE17 | £400,000
Call us today on 020 7708 2002



- Three Bedrooms
- Purpose Built Maisonette
 - Private Balcony
- Lease Length: 98 Years Remaining
 - Service Charge: £2,179.63 PA
- Ground Rent: £10 PA (Not Subject to Increase)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

A three-bedroom split-level purpose-built maisonette with a balcony close to the amenities of Walworth Road!

Sellers Comments - "We have truly loved living in this flat and are only moving to upsize. The flat is really spacious, benefits from lots of natural light and has a genuinely homely feel. Elephant and Castle is a vibrant community which has benefited from significant regeneration over the past few years. There are tonnes of amazing restaurants, bars, and cafés nearby, plus all the local amenities you could want – numerous supermarkets, yoga studios, gyms and more. The transport links are excellent: Elephant and Castle and Kennington stations are a short walk away, and London Bridge and Waterloo are readily accessible by bus. There is a fantastic green space immediately behind the flat, and great parks just a stone's throw away. We will certainly miss the area and this flat!"

On the first floor you'll find a good sized, bright reception room with plenty of space for relaxing and for a small dining table and chairs. There is a feature fireplace and the floor to ceiling windows allow for plenty of natural light. From the reception room you can access the private balcony, a great spot to enjoy your morning coffee or a glass of wine in the evening. The kitchen has a good range of wood effect wall and base units, granite effect work tops, wine shelves and a built-in oven and hob.

Upstairs you'll find three bedrooms, two good sized double bedrooms that benefit from built in wardrobes and a third bedroom perfect for a guest bedroom, home office or nursery. The family bathroom has a three-piece suite complete with a shower over the bath, a WC and a basin and is finished with large format wall and floor tiling.

East Street Market is located at the end of the road, one of London's oldest, largest and busiest markets! The property is located 0.6 miles to Elephant & Castle station offering the Bakerloo and Northern line and Thameslink services. Only 0.4 miles away is Burgess Park, Southwark's largest green space, designated cycle routes, a gorgeous lake, tennis courts and a children's playground.

Tenure: Leasehold

Council Tax band: C

Authority: London Borough of Southwark

Lease length: 98 years remaining (Started in 2000 with a lease of 125 years.)

Ground rent: £10 per annum

Review period: Not subject to increase

Service charge: £2,179.63 per annum

Construction: Standard construction

Property type: Maisonette

Number of floors in building: 5

Entrance on floor: 1

Has lift: No

Over commercial premises: No

Parking: On street, permit required

Electricity: Mains electricity

Water and drainage: Connected to mains water supply

Mains surface water drainage: Yes

Sewerage: Connected to mains sewerage

Heating: Central heating

Building safety issues: None

Lease restrictions: Southwark Council lease, please ask agent for more information

Public right of way through and/or across your house, buildings or land: No

Flood risk: No

History of flooding: No

Planning and development: Development at Elephant Park and Walworth Road

Listing and conservation: None

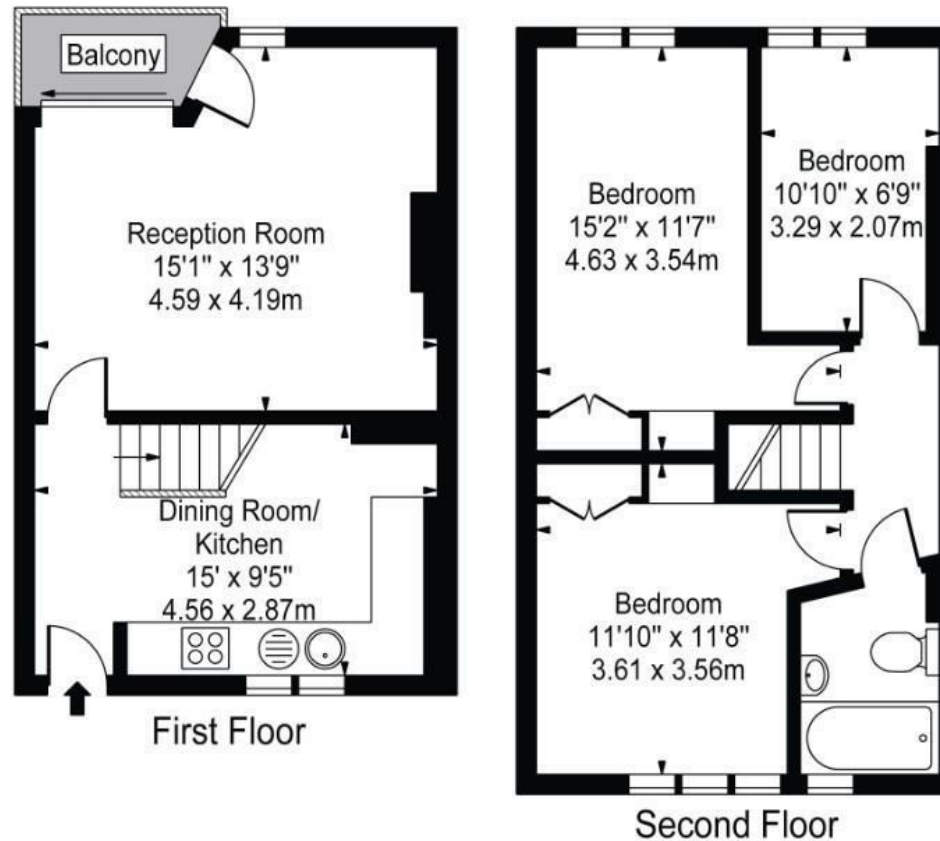
Accessibility: None

Mining: No coal mining risk identified

Should you wish to proceed with an offer on this property, we are obligated by HMRC to conduct mandatory Anti-Money Laundering (AML) checks. We outsource these checks to our compliance partners at Coadjute, who charge a fee of £30 + VAT per person for this service. This cost is payable by the buyer and applies to each individual buyer, as well as to any person gifting funds towards the purchase.

James Stroud House, SE17 2TQ

Approx. Gross Internal Area 726 Sq Ft - 67.45 Sq M



For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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