



**Amelia Street, London SE17**



**welcome to**

## **Amelia Street, London**

Available for sale with no onward chain is this large one double bedroom period apartment situated on the first floor of the iconic Pullens Buildings, which could also be reconfigured into a two bedroom. This light and airy apartment boasts a wealth of charm and character associated with its heritage and has beautiful views of Pullens Gardens. The communal roof terrace offers a spectacular 360 degree view. The property is situated in a sought after residential location and is close to the wide selection of amenities available in Elephant Park and on the Walworth Road. Kennington Tube Station (Northern Line), Elephant & Castle Station (Bakerloo Line, Northern Line and Overground) and a multitude of bus routes into the city are a short walk away. The green space of Pullens Gardens is on the doorstep and Pasley Park can also be found nearby.

Accommodation comprises an entrance hall, one double bedroom, large living room, kitchen-diner and bathroom.

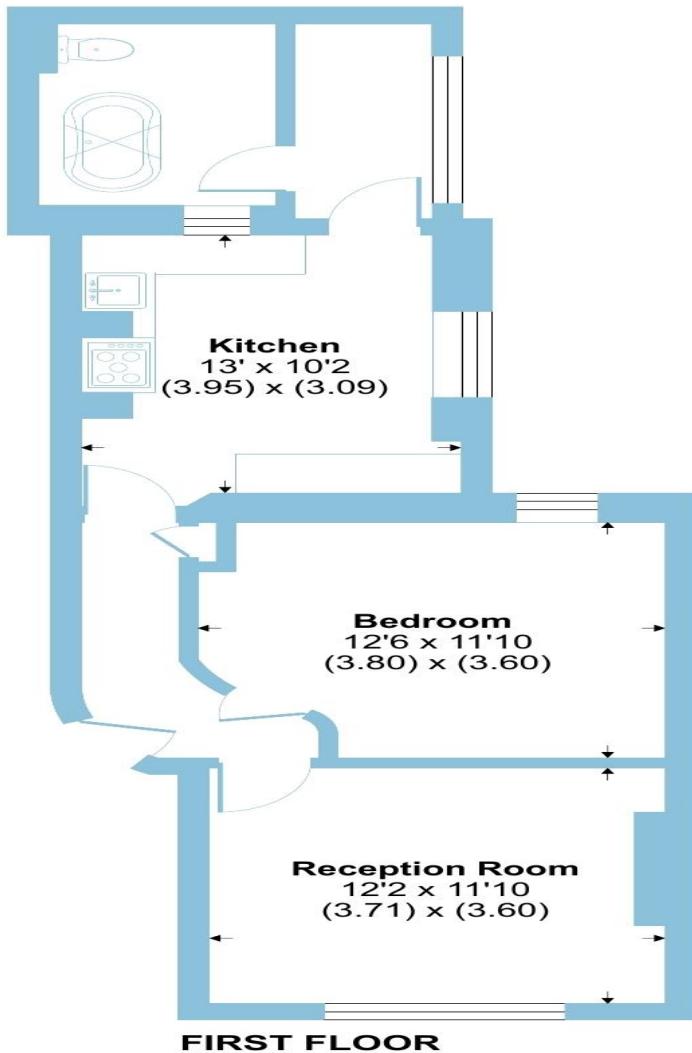
View now to avoid disappointment.



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Approximate Area = 579 sq ft / 53.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichécom 2024.  
Produced for Barnard Marcus. REF: 1137625

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## Amelia Street, London

- One Double Bedroom
- First Floor
- No Onward Chain
- Pullens Building
- Communal Roof Terrace

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 700.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Apr 2002.  
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

**£425,000**



**view this property online** [barnardmarcus.co.uk/Property/KGT110457](http://barnardmarcus.co.uk/Property/KGT110457)

Please note the marker reflects the  
postcode not the actual property



Property Ref:  
KGT110457 - 0023

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