



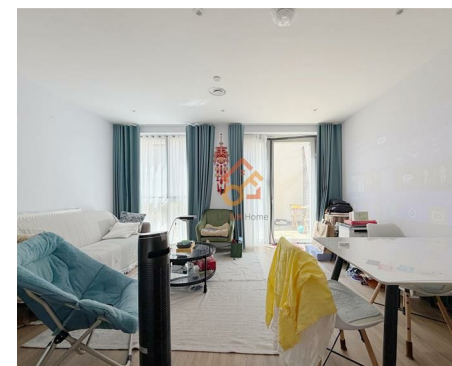
Let **UK** Home

2 Bedrooms

SE17 3FX

Located in London

£3,550 Per Month



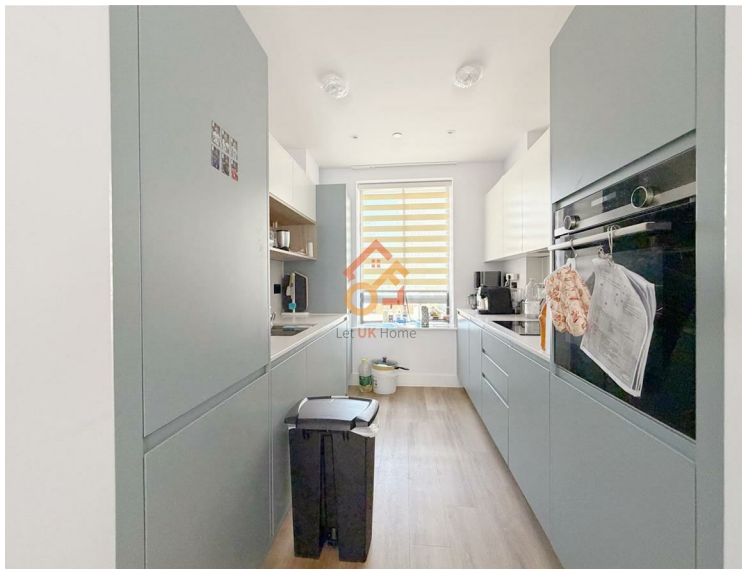
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01795 358 886



New Frederick Mews, London, SE17



Let UK Home is excited to offer a two bedroom duplex within the Manor & Braganza development, situated in Zone 1 London on the south bank of the River Thames.

This two-bedroom duplex apartment spanning 888 sq ft (83 sq m) across ground and first floors at Manor & Braganza features an open-plan living, kitchen and dining zone on the ground floor that opens onto a rear garden. This level also provides a hallway, under-stair storage and a cloakroom. Upstairs on the first floor sit two well-sized double bedrooms, a main bathroom, extra storage space, and a landing area, with built-in wardrobe space allocated to the primary bedroom.

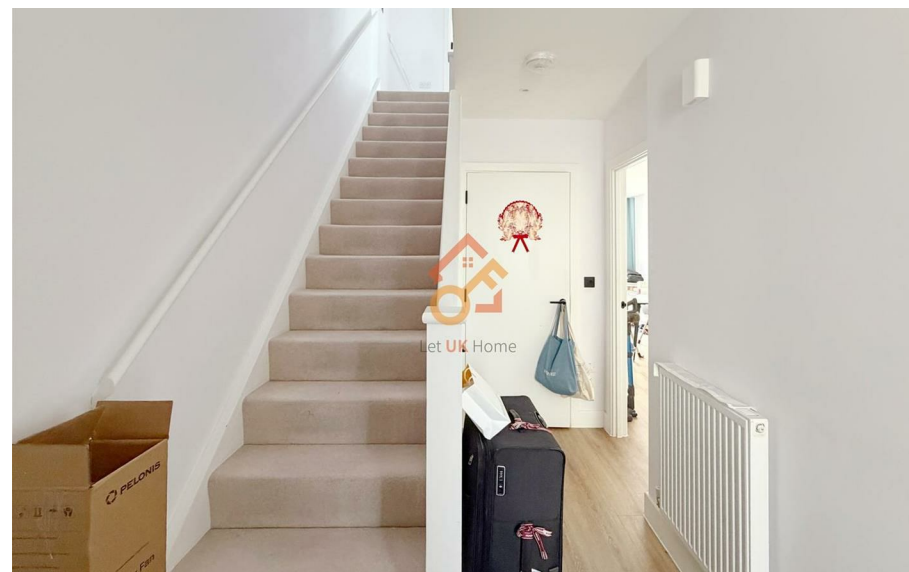
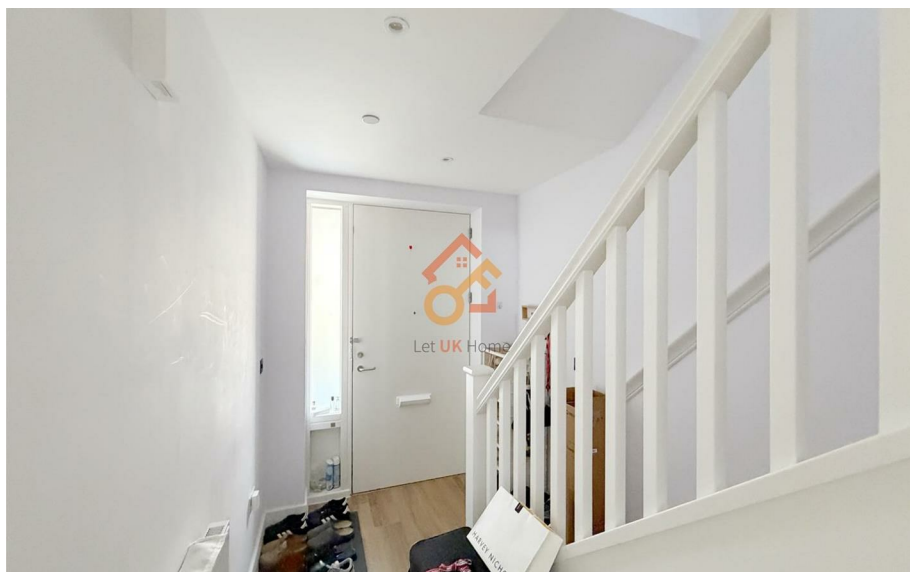
The property benefits from an excellent range of local amenities, with Tesco Express, Morrisons, Co-op, cafés, restaurants, gyms and everyday conveniences all within walking distance. Residents can also enjoy nearby Burgess Park, Kennington Park and the vibrant Elephant & Castle and South Bank areas.

The location is ideal for families and professionals alike, with highly regarded schools including Keyworth Primary School, Crampton Primary School (Outstanding) and Lillian Baylis Technology School (Outstanding) nearby. Excellent transport links also provide easy access to leading London universities such as King's College London, LSE and UCL.

Excellent transport connections are another key feature, with Kennington, Elephant & Castle and Oval stations all within easy walking distance. The Northern Line, Bakerloo Line and Thameslink offer fast and convenient access to Waterloo, London Bridge, Bank, Westminster, King's Cross and Oxford Circus.

- Ground Floor & First Floor
- Kennington
- Close to Elephant & Castle
- Close to Kia Oval

- Duplex
- Walk to Kennington Tube Station
- Pasley Park
- EPC Rating: B



Ground and First Floors

Two Bedroom Duplex

888 sq ft / 83 sq m



Living / Kitchen / Dining	30'3" x 15'0"	9.22m x 4.57m
Bedroom 1	15'0" x 10'0"	4.58m x 3.04m
Bedroom 2	15'0" x 9'4"	4.58m x 2.84m

Maximum dimensions are shown. They are intended as a guide only and are subject to change.
Plans are not to scale. Please speak to our team for further information.
W = Fixed wardrobe, WM = Washing Machine



Let **UK** Home

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London
W2 6LG

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01795 358 886

Council Tax Band: D

Local Authority:

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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	

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