



Crampton Street, London SE17

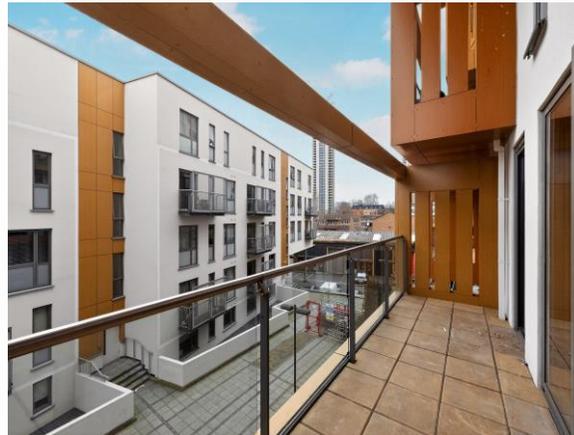
welcome to
Crampton Street, London

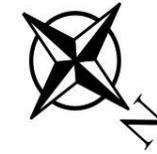
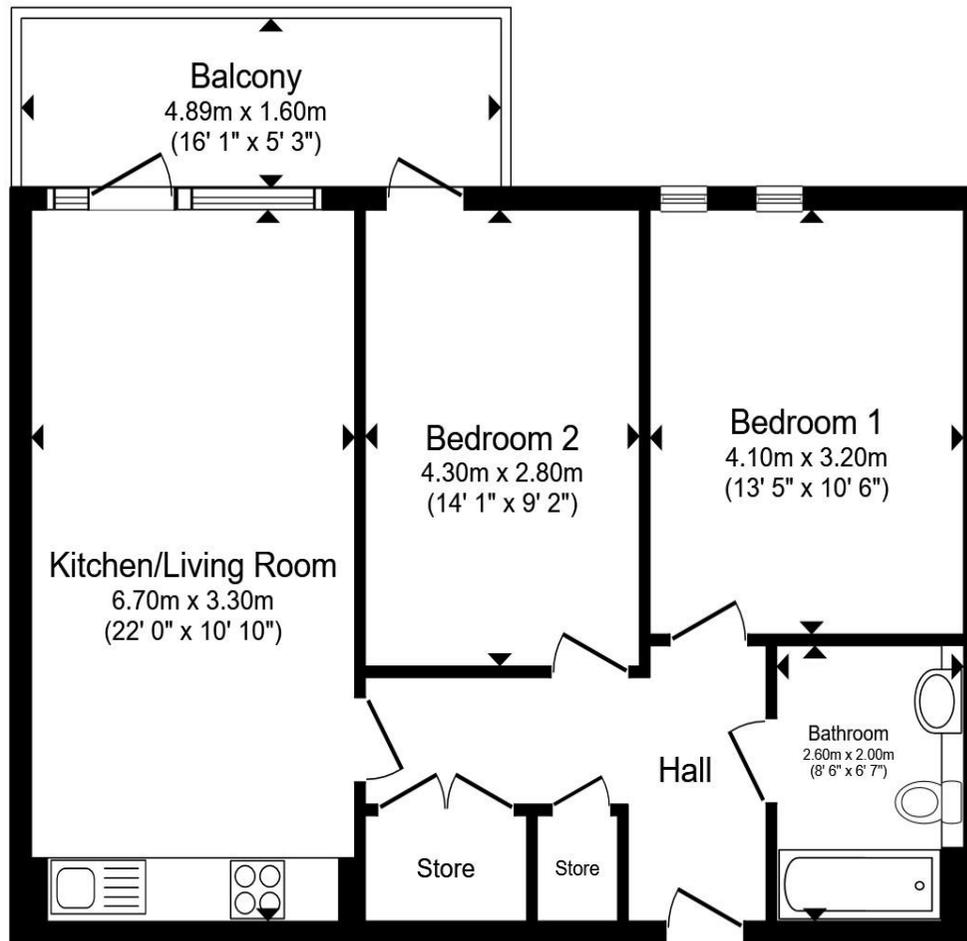
We are delighted to introduce this two double bedroom second floor modern apartment, finished to a high specification and enjoying direct access to its own private balcony spanning the full width of the property accessed off the living room and main bedroom. Situated in this popular residential development, the property benefits from Concierge Service and is offered for sale with a Share of Freehold and no onward chain, ideal for anyone looking to move quickly. The property also benefits from a long lease.

Located equidistance between Kennington and Elephant and Castle, O Central is just 0.5 miles of either Tube station, Bus and National Rail links offering access across London and beyond. With its enviable, quiet position on the historic Crampton Street, the property is within easy reach of the local shops and restaurants on Walworth Road, London's famous East Street and Borough Markets and the more recently established Mercato Metropolitano. The development is also moments from the Elephant and Castle regeneration area which forms one of Europe's largest regeneration zones.

Accommodation comprises an entrance hall with storage, two genuine double bedrooms, open plan kitchen/reception space, bathroom, and balcony.

Early viewings are strongly advised.





Total floor area 63.6 m² (685 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



welcome to

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- Two Double Bedrooms
- Share of Freehold
- Large Private Balcony
- No Onward Chain
- Concierge Service

Tenure: Leasehold EPC Rating: C

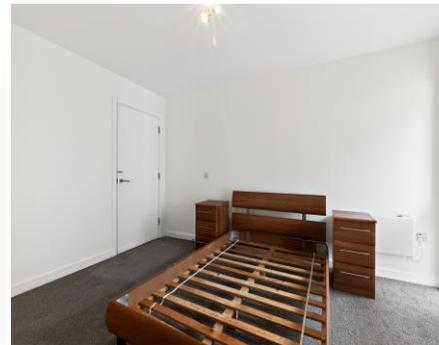
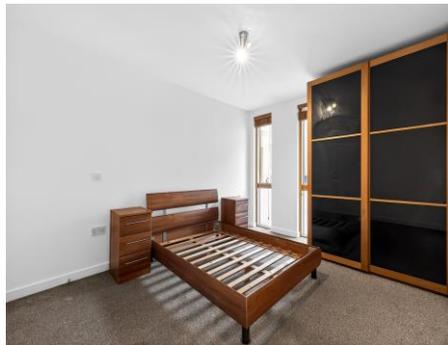
Council Tax Band: C Service Charge: 5125.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£450,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/KGT110912](https://www.barnardmarcus.co.uk/Property/KGT110912)



Property Ref:
KGT110912 - 0005

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