



**Oyster Court Crampton Street, LONDON SE17**



***welcome to***

## **Oyster Court Crampton Street, LONDON**

We are delighted to introduce this two double bedroom first floor modern apartment, finished to a high specification and enjoying direct access to its own private balcony. Situated in this popular residential development the property is offered for sale with no onward chain, ideal for anyone looking to move quickly. The property also benefits from a long lease and a competitive service charge. Situated equidistance between Kennington and Elephant and Castle, O Central is located within 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.

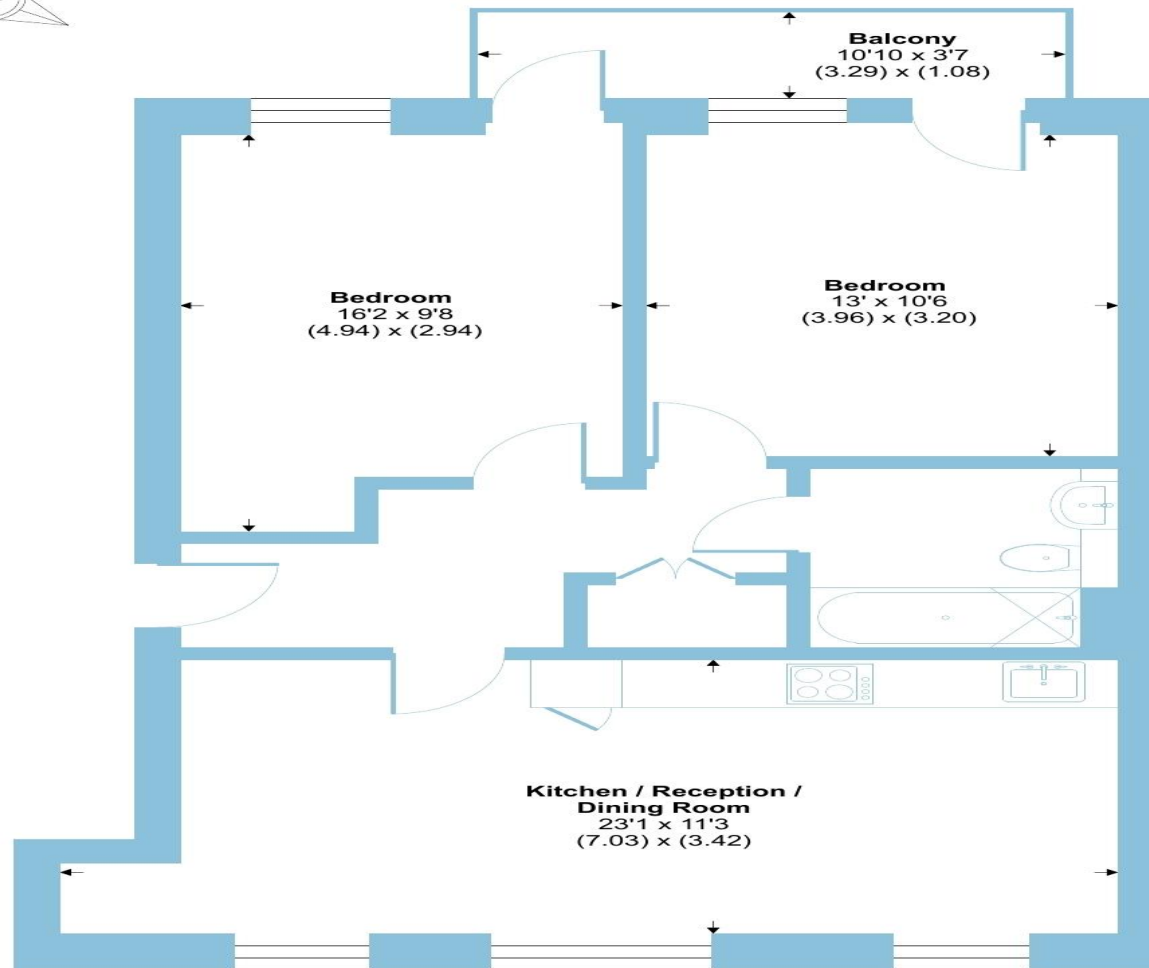
Accommodation comprises an entrance hall with storage, two double bedrooms, open plan kitchen/reception space, bathroom and balcony.



## Crampton Street, London, SE17

Approximate Area = 677 sq ft / 62.8 sq m

For identification only - Not to scale



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1376529

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## **Oyster Court Crampton Street, LONDON**

- Two Double Bedrooms
- First Floor
- No Onward Chain
- Private Balcony
- Modern Development

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3960.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Nov 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT109722](https://barnardmarcus.co.uk/Property/KGT109722)



Property Ref:  
KGT109722 - 0003

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