



Old Queen Anne House

63 Aylesbury Road, SE17

Asking Price £600,000

Unique Three-Bedroom Duplex Conversion with Private Roof Terrace in The Heart of Walworth.

CHESTERTONS



Old Queen Anne House

63 Aylesbury Road, SE17

- Period Conversion
- Three Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Utility Room / Study
- Private Patio
- Private Roof Terrace
- Share of Freehold



This characterful and spacious three-bedroom duplex conversion, set within a converted Tudor inn, offers over 1,200 square feet of living space. The property features a generous reception room, a fully fitted kitchen, a family bathroom, and a separate shower room, all spread across two levels. The home also benefits from a private roof terrace—perfect for outdoor dining and relaxation—and a garden to the rear, offering a peaceful retreat in a central location. Additional features include access to a communal bike shed, storage space in the communal cellar, and the convenience of being offered with no onward chain. With period charm, this property is an ideal home for those seeking both character and comfort in a popular area.

This flat sits in the heart of Walworth and is moments from the Elephant and Castle regeneration area. It enjoys proximity to the diverse amenities of Elephant Park and Walworth Road and also benefits from excellent transport links via Elephant and Castle station and a choice of bus routes.

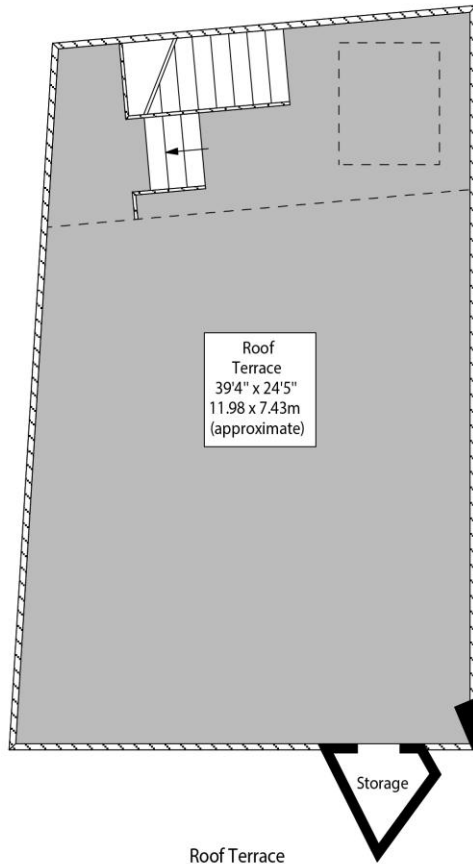
Tenure: Share of Freehold 995 years 7 months
Service Charge: £1000 pa
Ground Rent: £0 peppercorn
Local Authority: London Borough of Southwark
Council Tax Band: D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Chestertons Tower Bridge Sales

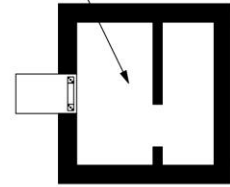
220 Tower Bridge Road
 Tower Bridge
 London
 SE1 2UP
 towerbridge@chestertons.co.uk
 020 7357 7999
 chestertons.co.uk

Old Queen Anne House,
Aylesbury Road, SE17

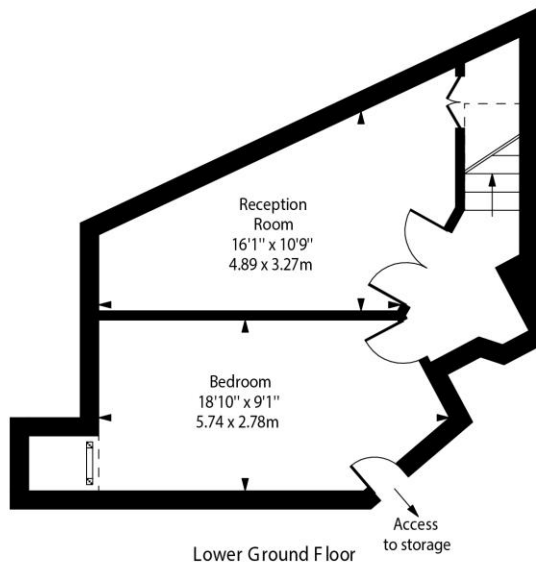


○ - Ceiling Height

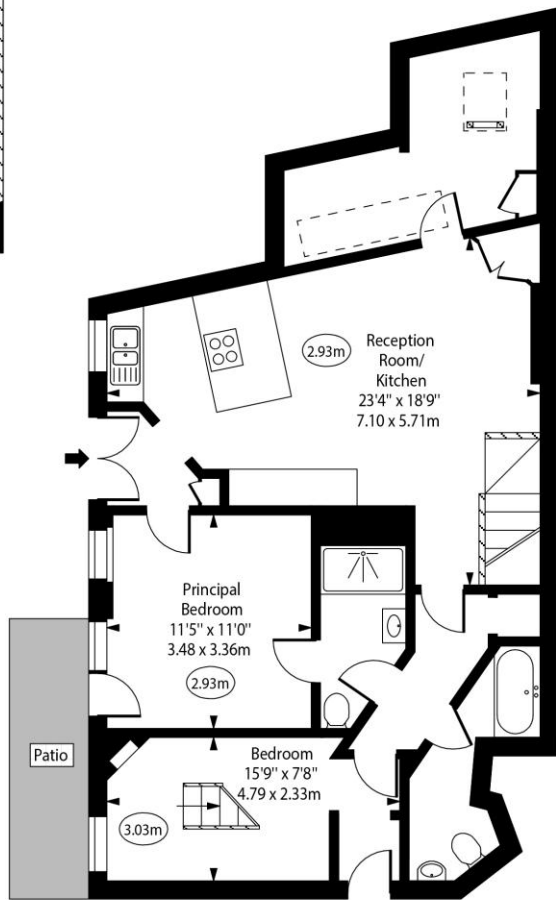
Restricted Height Area



Mezzanine



Lower Ground Floor



Ground Floor

Approx Gross Internal Area 1225 Sq Ft - 113.80 Sq M

Approx. Floor Area Including Restricted Heights 1282 Sq Ft - 119.10 Sq M

For Illustration Purposes Only - Not To Scale
www.goldlens.co.uk
Ref. No. 026171R

