



Flat 12 Mason Arms

109 East Street, London, SE17 2SB

£465,000

Flat 12 Mason Arms



Description

This impressive two bed apartment is truly magnificent and is situated in the idyllic area of Elephant and Castle, a stones throw away from the local cafes and restaurants and shops.

This unique 2 bedroom conversion, comprises mezzanine style open plan living space and oozes charm and character. The wonderful wood flooring runs throughout the ground floor accentuating the feeling of space. All appliances and finishes are to the highest standard. The double glazed sash window floods the sitting room with natural light. The stylish furniture that complements the property is brand new and has been carefully chosen by an interior designer for the property.

The top floor consists of a generous living area and the first bedroom, which boasts built in wardrobes and a luxurious en-suite with a walk in shower.

The mezzanine living space takes you down to the ground floor, which consists of the open plan kitchen, dining area and more reception space. The galley style beautiful brand new modern kitchen is fully

- Two double bedrooms both with en-suite facilities
- Air conditioning
- Open plan living
- Excellent transport links
- No Onward chain
- Long lease
- Stylish modern decor
- Modern fully integrated kitchen
- Great location





Floor Plan



| 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 | | 57 | 57 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Viewing

Please contact our Head Office Office on 03333444385 if you wish to arrange a viewing appointment for this property or require further information.

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