



Ambergate Street, London, London, SE17

£649,950 Freehold

Winkworth are proud to present this three-bedroom house which has a delightful garden and is just a 3 minute walk from Kennington Station with easy access to the City and West End.

LOCATION

Ambergate Street is a quiet residential road, situated a short walk from Kennington Underground Station, which offers easy access into The City and West End. With proximity to the regeneration taking place in Elephant and Castle, the surrounding area is seeing remarkable improvements.

DESCRIPTION

This property offers a spacious three-bedroom house which is arranged to provide a kitchen, reception room, three bedrooms and one bathroom. The property also benefits from a front and larger rear garden.

Upon entering the property, you are greeted by a hallway which leads to both the kitchen and living room. The kitchen provides ample storage space and worktops as well as space for an oven with extractor fan, washing machine and a full-sized fridge freezer. The living room enjoys space for sofas, coffee table and other free-standing furniture.

On the first floor are two bedrooms, a bathroom and a W.C. The bathroom is conveniently situated off the hallway and is a tiled suite comprising a bath with shower and hand basin. The W.C. is adjacent to the bathroom. The larger bedroom has ample space for a double bed and freestanding furniture with the smaller bedroom providing space for a single bed and free-standing furniture.

The second floor comprises another double bedroom and a convenient storage cupboard. The bedroom is well-sized and can fit a double bed with free-standing furniture. The storage cupboard is spacious and can fit a wide range of items.

At both the front and rear of the property is a garden. The front garden is smaller with shrubs and hedges, providing an enhanced frontage to the house. The rear garden is south-east facing and has space for outdoor seating and a garden shed for storage.

Permit parking - Southwark Council.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Nil

Ground Rent - Nil

Council Tax Band - E

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating - gas

Sewerage – mains connected

Broadband – superfast broadband

LOCAL AUTHORITY

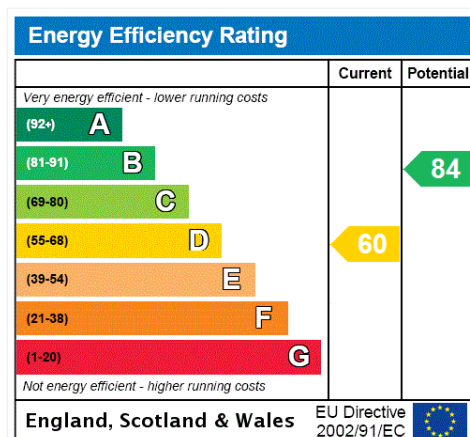
Southwark Council

TENURE

Freehold

DIRECTIONS

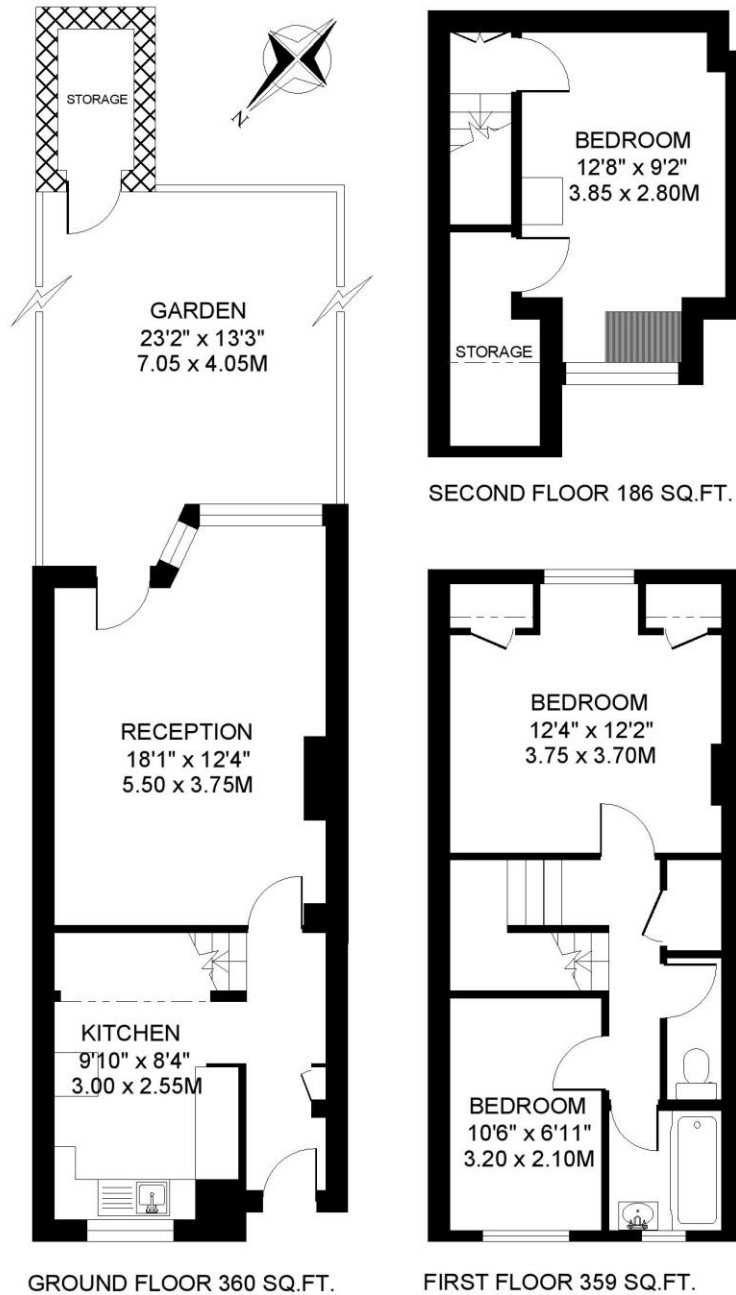
Kennington Underground Station (Northern Line - both branches) is approximately 0.2 miles walk away and Elephant & Castle Stations (National Rail, Northern and Bakerloo Line) is approximately 0.5 miles away. The area is well served by a frequent bus service into Central London, the West End and The City.





AMBERGATE STREET SE17
3 BEDROOM HOUSE

Approximate gross floor area
905 SQ.FT / 84 SQ.M.
PLUS GARDEN STORAGE 22SQ.FT. / 2 SQ.M.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington | 020 7587 0600 | kennington@winkworth.co.uk