

Abbey Court, Macleod Street, London, UK, SE17

£359,950 Share of Freehold

A well-presented one-bedroom flat on the third floor of a private and secure block just off Sutherland Square. Well-maintained communal gardens and off-street parking is also offered. EPC rating C.

LOCATION

The flat is located in Abbey Court nestled between Sutherland Square and Walworth Road. The flat is very well located for the trendy pubs, bars, shops and many eateries of Walworth Road. Regular bus routes are within easy reach to the West End and the City.

DESCRIPTION

Enter the flat on the third floor of this impressive private block and you are immediately greeted with a sizeable hallway offering useful storage for coats and shoes.

The galley kitchen is found towards the rear of the flat and offers pleasant stretching views over the City as well as the communal gardens below. The kitchen is equipped with an electric fan-powered oven with extraction and induction hob, sink, and space for a large fridge/freezer, dishwasher and washing machine. An abundance of storage is available both above and below the kitchen worktops.

Next to this you will find the bedroom, also located towards the rear of the flat. The bedroom is spacious and offers equally impressive views with space to accommodate a king-size bed, and additional space reserved for freestanding furniture and storage.

The tiled bathroom offers a large bath with overhead electric shower, sink, heated towel rail, W.C. and storage.

The large sitting room is found at the front of the flat and spans the full width proving an immense amount of space for entertaining and can accommodate multiple items of furniture.

The communal garden for private residents is found to the rear of the block and is well-kept and includes a seating area. Adjacent, you will find the private off street parking as well as bike storage.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £1,140 per annum

Ground Rent - £180 per annum

Council Tax Band - B

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Fibre

LOCAL AUTHORITY

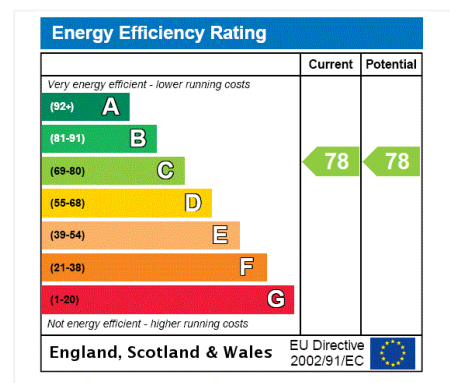
Southwark Council

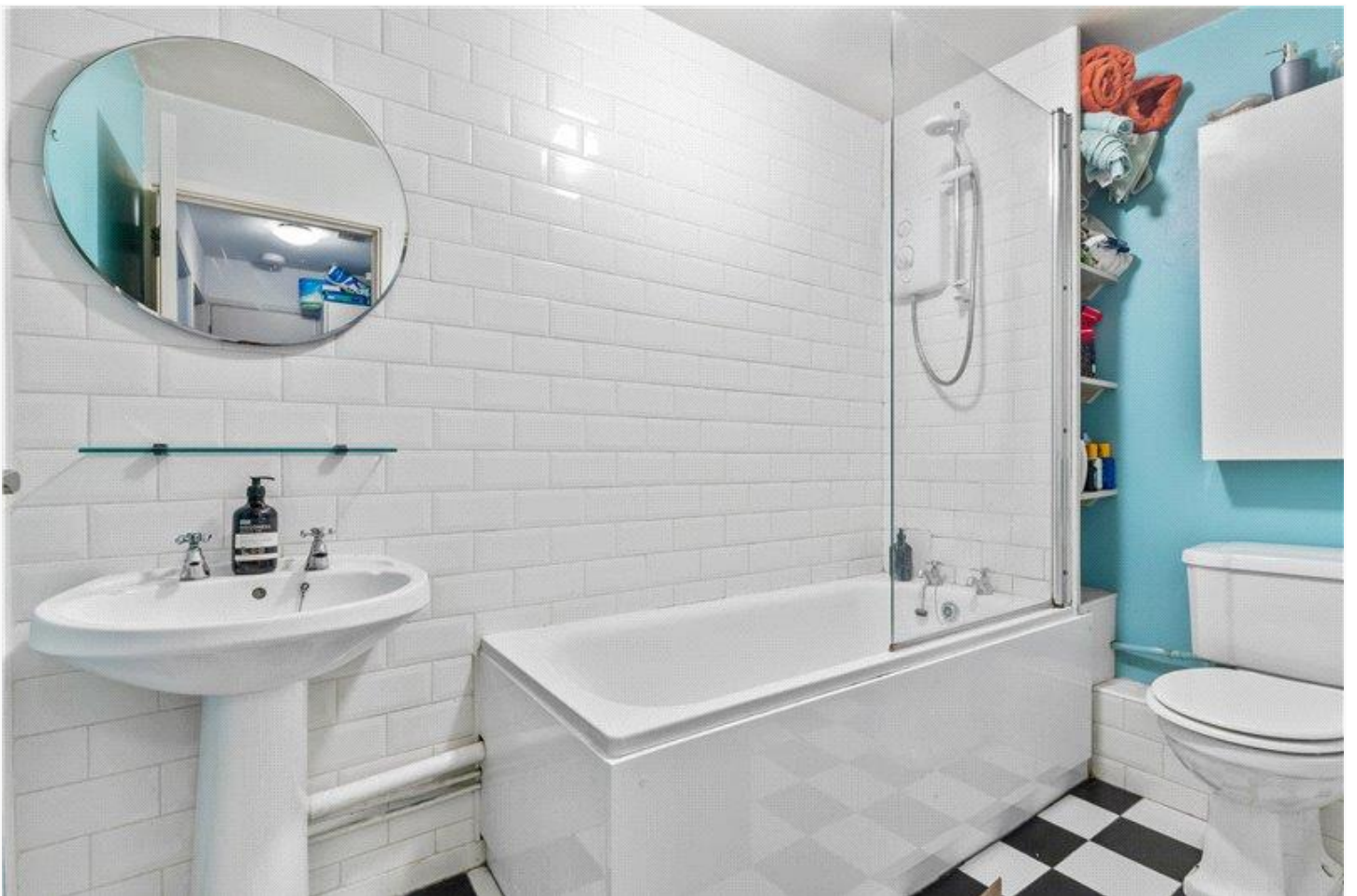
TENURE

Share of Freehold - 999 years from 2 July 2019

DIRECTIONS

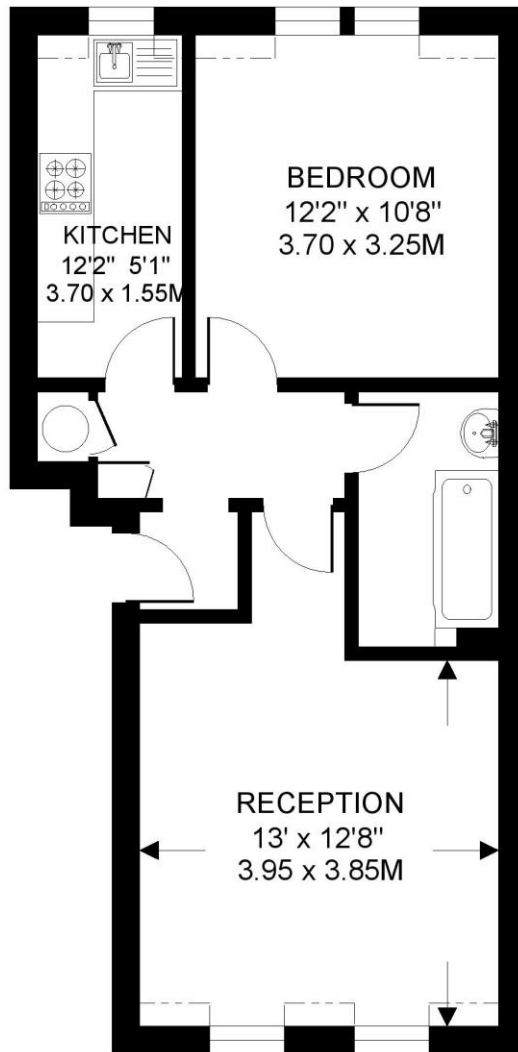
Elephant & Castle Station with both Underground (Northern & Bakerloo lines) and Overground is 0.7 miles away which takes you straight into Central London or out to the home counties. Kennington Underground Station (Northern Line – both branches) is only a mere 0.6 mile walk away.





ABBAY COURT . SE17
1 BEDROOM FLAT

Approximate gross floor area
500 SQ.FT / 46.4 SQ.M.



SECOND FLOOR

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

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