

Angel Lane, London, SE17

£585,000 Leasehold

A beautiful and modern two bedroom apartment on Angel Lane with the most fantastic views of London, Vauxhall and Elephant and Castle. EPC Rating B.

LOCATION

The flat is located between Walworth Road and Kennington Park Road. Near to the flats you can find local amenities such as a coffee house, yoga, and exercise studio. On the Walworth Road you can find supermarkets, restaurants, clothing stores and much more. Additionally Sayer Street is very close and has a range of bars and restaurants.

DESCRIPTION

Enter this charming flat on the fourth floor into a hallway with space to hang coats and several cupboards for storage.

To your right you will find the open plan kitchen and reception room. This space makes for a lovely living space with floor to ceiling windows to draw lots of light. The kitchen comes with integrated oven, microwave, induction hob, fridge freezer, washing machine, dishwasher, and plenty of cupboards for storage.

Step off the living space onto a balcony, which provides excellent views of Elephant and Castle and the Shard.

The bathroom is a great size and decorated with light grey tiles on the floor and walls. The space allows for a bath with overhead shower, full sized heated towel rail, w/c and sink basin.

The master bedroom is a large room which easily fits a king size bed, chest of draws and already comes with a built-in wardrobe.

The second bedroom is also a great size, light bedroom and can double up nicely as a study.

A communal terrace can also be found next to the flat and there is gated bicycle storage.

LOCAL AUTHORITY

Southwark Council, London

Council Tax Band E

TENURE


Leasehold - 125 years from and including 6 September 2019

Ground rent: £300 per annum

Service charge: Circa £2,000 per annum

DIRECTIONS

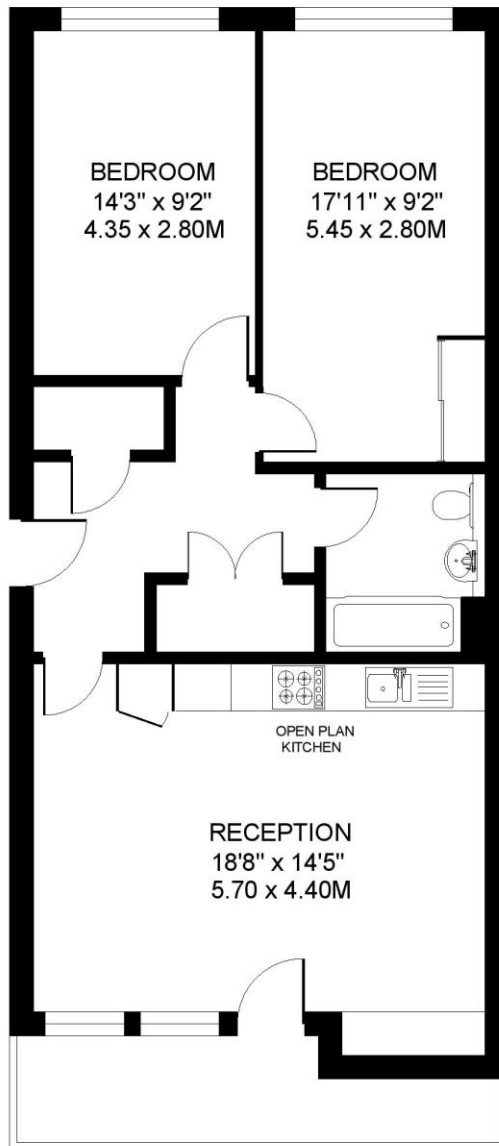
Kennington Station (Northern line) is 0.4 miles away, approximately 8 minute walk. Elephant and Castle (National Rail, Bakerloo and Northern Line) 0.5 miles away, approximately 11 minute walk. An abundance of bus routes go along both Walworth Road and Kennington Park Road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(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	



ANGEL LANE. SE17
2 BEDROOM FLAT

Approximate gross floor area
769 SQ.FT. / 71.4 SQ.M.



FOURTH 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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