

## Wansey Street, London, SE17

£1,100,000 Leasehold

A remarkable, new build, three-bedroom triplex apartment for sale on the pretty tree-lined Wansey Street. A short walk away from the heart of the Elephant and Castle regeneration with excellent transport links to all over London. EPC rating B

## LOCATION

Wansley Street is a beautiful and quiet tree lined street situated between Heygate Street and Larcom Street, close to Elephant and Castle. You are all but a short walk away from Walworth Road and Elephant Park Development with Elephant itself now a home to a multitude of new shops and delicatessens, galleries, parks, gardens, cafés and restaurants.

## DESCRIPTION

This beautiful stylish triplex apartment occupies almost 1200 Sqft over three floors and offers a perfect balance of reimagined Victorian aesthetic with modern design and home management systems.

Enter on the ground floor via beautiful, landscaped front gardens, the ground floor provides fantastic lateral living with modern fully integrated kitchen at the front with added space for dining. Behind sits a modern W.C. with ample contained storage opposite. At the rear, a spacious reception room with direct access out on to the sunlit terrace offering fantastic views on to the communal landscaped gardens behind.

On the first floor, there are two double bedrooms separated by a well-designed modern family bathroom. The bathroom is fully equipped, and both shower and bath water is recycled and used to flush toilets.

The front facing bedroom offers a wonderful balcony whilst the larger, rear bedroom, offers ample built in storage and magnificent views over pretty, well-kept gardens.

On the top floor, a master suite and roof terrace. The main bedroom is well-lit, provides plenty of storage, has triple-glazed windows which help to encourage consistent temperatures, and offers a sizeable ensuite bathroom. This bedroom has direct access on to the private roof terrace behind which is perfect for relaxation and entertainment and offers views over a leafy courtyard, while exceptionally landscaped gardens at the front and rear provide further outdoor space.

The residents have access to underground car parking, electric car charging points and cycle storage spaces, along with a dedicated 24-hour concierge and a fully equipped gym facility to name a few.

This apartment is a rare opportunity and building materials have been carefully selected and sourced to ensure low energy usage and a healthy living environment whilst maintaining high level interior finishes throughout the home.

The independent Passivhaus accreditation ensures that you are buying a home that has been built to the highest of standards and brings two main benefits. The first is the excellent thermal insulation properties; these maintain consistent temperatures for a comfortable living environment, while also greatly reducing energy use. The second is a high level of air tightness, supported by an advanced air management system that continually draws fresh air in from outside and filters.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - peppercorn

Service Charge -Including car park: £8,371.69 (£7.13 psf) per annum

-Excluding car park: £7,542.49 (£6.42 psf) per annum

The vendors will cover one year's worth of service charge for any new purchaser.

Council Tax Band - G

## PARKING

Private underground parking available at an extra cost. Street parking is also available through the council

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – centralised combined heat and power (CHP) system, providing heat and hot water to each house. CHP utilises biomethane to deliver net zero carbon heat and hot water to each home. Underfloor heating to all bedrooms and living areas. Individual thermostatic temperature controls.

Sewerage – mains connected

Broadband – superfast fibre available

## LOCAL AUTHORITY

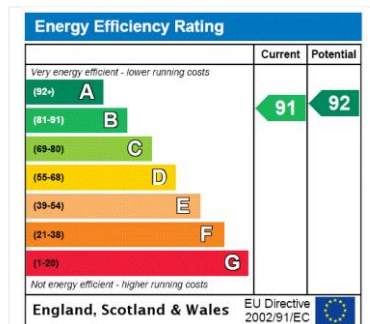
Southwark

## TENURE

Leasehold - 250 years from 3 February 2015

## DIRECTIONS

Elephant & Castle Overground/Underground Stations (National Rail, Northern & Bakerloo line) are approximately 0.6 miles away. Kennington Underground Station (Northern Line) is approximately 0.8 miles away. Walworth is also well served by a frequent bus service to the City, West End and beyond.





WANSEY STREET SE17  
3 BEDROOM HOUSE

Approximate gross floor area  
1165 SQ.FT. / 108.2 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. Copyright: These plans should not be reproduced by any other person, without permission. Floorplan produced for Winkworth by Floorplanners 07801 228850

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