



## Steedman Street, London, SE17

£650,000 Leasehold

Winkworth are proud to present a spacious, two-bedroom apartment spanning over 1200 sqft, located on the ground floor of this modern development. Steedman Street is at the centre of the ever-changing Elephant and Castle regeneration with an abundance of amenities within proximity. EPC rating D.

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## LOCATION

Steedman Street is found just off Walworth Road. The local area has a vast range of amenities and eateries to choose from, as well as fantastic inner-city transport links.

## DESCRIPTION

Upon entering the property on the ground floor, you are immediately greeted by a spacious living area with plenty of room for a large sofa, dining table and chairs, and other freestanding furniture. This room is perfect for both entertaining and relaxing. There is also an air conditioning and ample built-in storage, which always comes in handy.

For those who work from home, there is a convenient office next to the living room, which also features useful storage cupboards. Also just off the living room is a bedroom, which benefits from an en-suite bathroom. This bedroom has space for a double bed and free-standing furniture. The bathroom offers a walk-in shower, basin with large mirror, heated towel rail, and W.C.

Leading through the living room, you will find a modern kitchen with stylish units, including an electric fan-powered oven with induction hob and ventilation, a dishwasher, a large fridge/freezer, and a drinks fridge. The kitchen also has an island and a drinks station, making it ideal for when guests come around.

The master bedroom at the rear of the flat is a lovely space with good natural light, thanks to the floor-to-ceiling windows on both sides. There is ample room for a double bed and freestanding furniture.

The main bathroom, features a walk-in shower, a basin with a large mirror, a heated towel rail, and a W.C.

Lastly the building has large communal garden which this flat has direct access to, and the building has a 24 hour concierge.

## SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £8,216 per annum (inc £849.30 pa sinking fund)

Ground Rent - £250 per annum

Council Tax Band - D

## PARKING

On street parking permit parking

## UTILITIES

Electricity – mains connected

Gas – n/a

Water – mains connected

Heating – electric

Sewerage – mains connected

Broadband – superfast

## LOCAL AUTHORITY

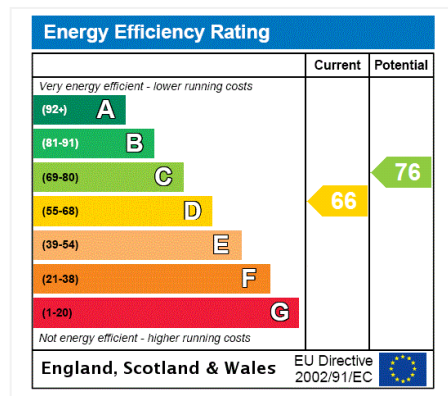
Southwark Council

## TENURE

Leasehold - 125 years from 25 March 2004

## DIRECTIONS

Elephant and Castle Station (National Rail, Northern Line and Bakerloo Line) is approximately 0.4 miles away. Kennington Station (Northern Line) is also approximately 0.4 miles away. The local area is also well served by a frequent bus service into Central London.



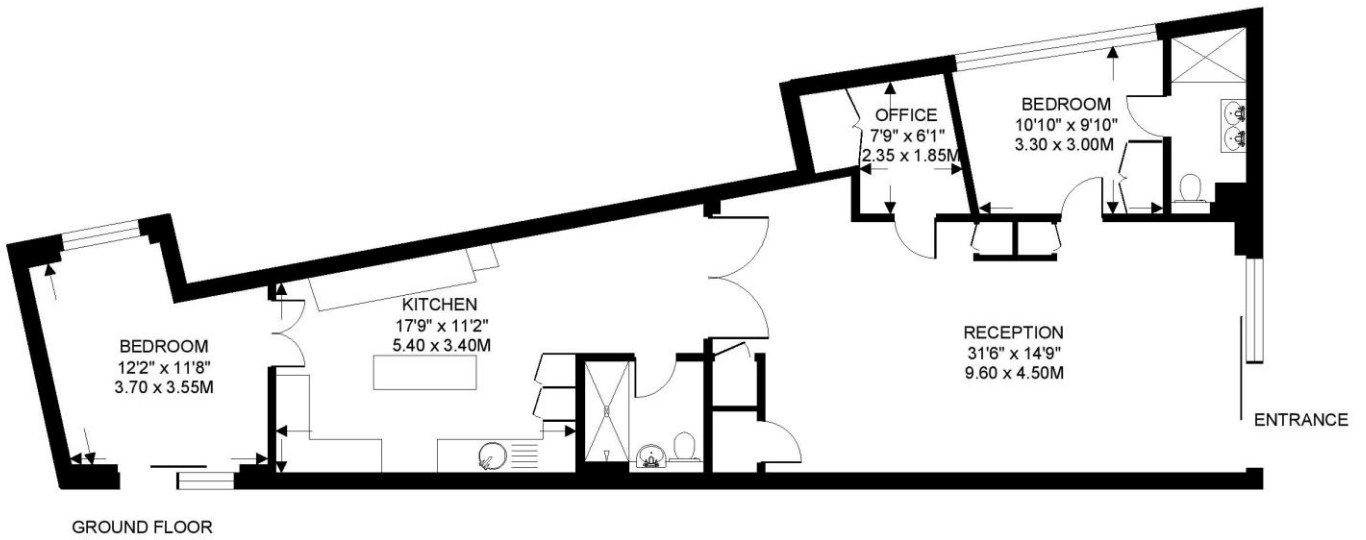






STEEDMAN STREET . SE17  
2 BEDROOM FLAT

Approximate gross floor area  
1225 SQ.FT / 113.8 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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