



Walcorde Avenue, London, SE17

£595,000 Leasehold

A spacious Victorian conversion, three-bedroom, split level apartment situated within the tranquil Larcom Street conservation area with a small patio garden.

LOCATION

Walcorde Avenue is a beautifully quiet cul de sac, between Wansey Street and Browning Street; close to Elephant and Castle. You are only a short walk away from Walworth Road and the Elephant Park Development.

DESCRIPTION

Enter the communal hallway of this lovely Victorian conversion, shared with one other flat and walk up the stairs to the landing, where the kitchen and bathroom are located.

The modern fully fitted kitchen has plenty of storage and worktop space with built in gas hob, electric oven and extractor fan above. There is also enough space for a dining table. A door at the rear takes you down some stairs and into a small private patio.

The bathroom has a walk-in shower, wash basin and w/c. There is also a window which allows in light but also great for ventilation.

In the middle of the property on the first floor is one of the three bedrooms, this is a double room with a window looking out to the rear of the building.

At the front of the property, there is a fantastic sized reception room, with high ceilings and two large windows looking down the street, creating a wonderfully bright and airy feel to the room.

Continuing up to the second floor, you will find two additional bedrooms. Both are generous in size with ample space for a king size bed. The front room is the principal bedroom with two windows looking onto the quiet street. The bedroom to the rear like the one below also has a window looking onto the gardens.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £675.89 per annum

Ground Rent - £10.00 per annum

Council Tax Band - C

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – superfast fibre

LOCAL AUTHORITY

Southwark Council

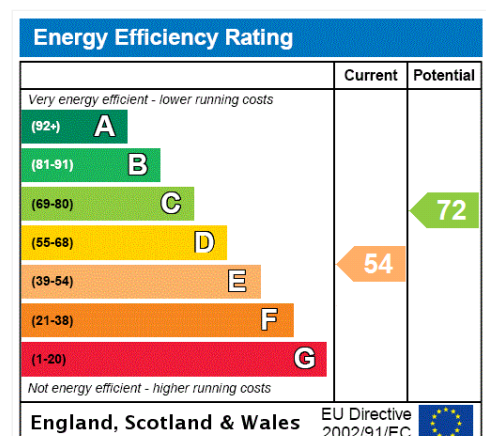
TENURE

Leasehold - 125 years from 29 June 1998

DIRECTIONS

Elephant & Castle Overground/ Underground Stations (Zone 1) (National Rail, Northern & Bakerloo line) are approximately 0.6 miles away. Kennington Underground Station (Zone 2) (both branches of Northern Line) is approximately 0.8 miles away.

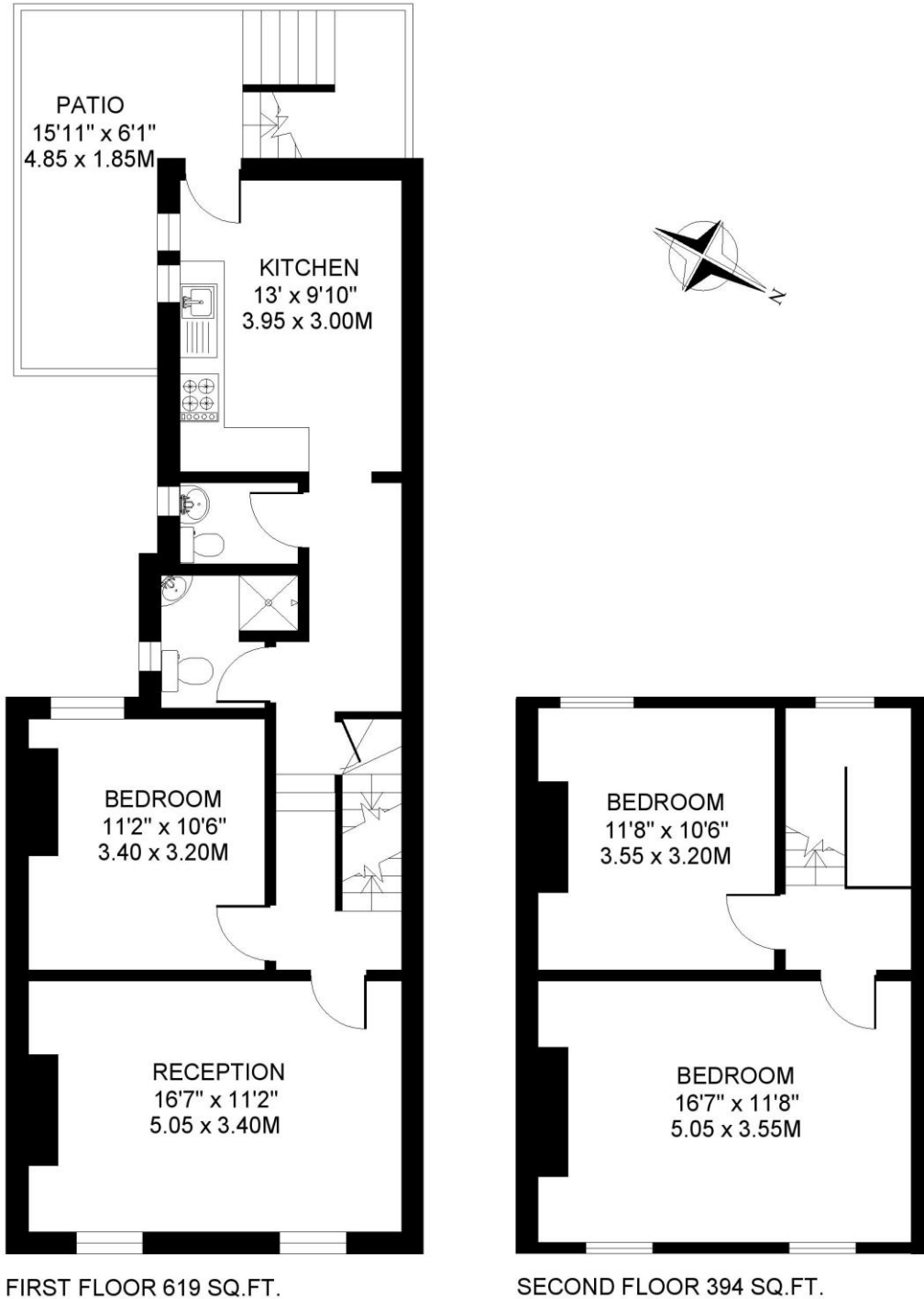
Walworth is also well-served by a frequent bus service to the City, West End and beyond.





WALCORDE AVE SE17
3 BEDROOM FLAT

Approximate gross floor area
1013 SQ.FT / 94.1 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

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