

## Stock House, 29 Wansey Street, London, SE17

£615,000 Leasehold

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

**Winkworth**

## LOCATION

Stock House is located on Wansey 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 the area now a home to a multitude of new shops and delicatessens, galleries, parks, gardens, cafes and restaurants.

## DESCRIPTION

This south-facing, well-maintained flat offers a comfortable and practical living space. Upon entering, you're greeted by a spacious hallway that leads to all rooms. To the right, you'll find the open-plan kitchen and living area, designed with simplicity and ease in mind. The kitchen features clean, polished worktops, minimalist storage, and essential appliances, including an electric oven, induction hob, integrated dishwasher, and fridge-freezer. The living area has plenty of space for a dining table and chairs and opens onto a balcony with views of Wansey Street.

The flat offers two good-sized bedrooms, each with enough space for a double bed, bedside tables, and freestanding storage. The main bedroom also includes built-in wardrobes, and both bedrooms benefit from plenty of natural light through large windows.

The bathroom is modern and functional, with a tiled suite that includes a bath with an overhead shower, W.C., hand basin with a vanity mirror, and a heated towel rail.

Residents have access to a range of facilities, including 24-hour concierge service, a fully equipped gym, area-wide security and communal garden, a roof terrace with a function room and a residents grow garden—perfect for enjoying the outdoors or hosting guests.

## SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £8,448 per annum

Ground Rent - £100 per annum

Council Tax Band - E

## UTILITIES

Electricity – mains

Water – mains

Heating – electric

Sewerage – mains

Broadband – ultrafast broadband

## LOCAL AUTHORITY

Southwark Council


## TENURE

Leasehold - 125 years from and including 6 December 2016

## DIRECTIONS

Elephant & Castle Overground/Underground Stations (National Rail, Northern & Bakerloo Line) are approximately 0.4 miles away.

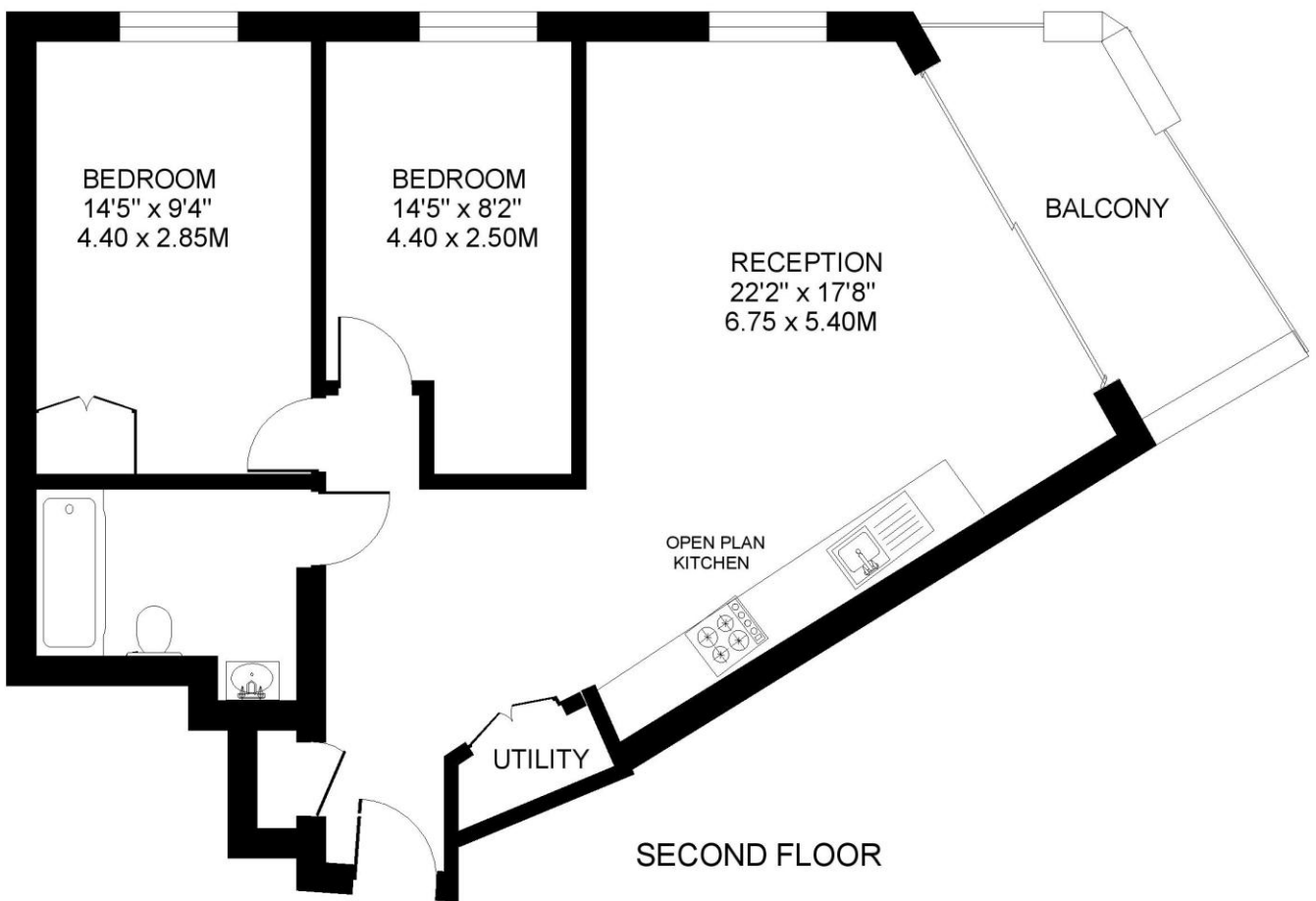
Kennington Underground Station (Northern Line) is approximately 0.8 miles away. Walworth is also well served by a frequent bus service to the City, West End and beyond.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



STOCK HOUSE. SE17  
2 BEDROOM FLAT

Approximate gross floor area  
723 SQ.FT / 67.1 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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