



Walworth Road, Walworth, London, SE17

£425,000 Leasehold

A fantastic opportunity to purchase a large two-bedroom flat done to an exceptional standard, positioned on the first floor of this development. This flat is perfect for first time buyers. EPC rating C

LOCATION

This modern development is set back from Walworth Road and is moments away from an abundance of local shops and restaurants. Elephant Park is a short walk away, which provides restaurants, bars and cafes.

DESCRIPTION

This flat is located on the first floor of the development. As you enter you are greeted by a large corridor with a bedroom on either side. To your left is the larger bedroom, a fantastic size with room for a double bed and free-standing storage. Opposite is the second bedroom, and although smaller in size, will comfortably take a double bed.

The family bathroom has a large sink with a mirror above and storage below, W.C. and a shower over the bath. There is also a heated towel rail. The room is finished in a stylish dark brick tiling on the back-facing wall and above the sink, and tasteful white tiling on the floor.

The reception space is extremely spacious, bright and airy, with two large windows looking out across the street. There is ample space for sofas, a dining table and chairs. The kitchen runs off the reception room and balances between the feel of a separate kitchen, whilst maintaining the social aspect of an open plan kitchen. There is an abundance of storage/worktop space, as well as an integrated dishwasher, washing machine, gas hob with oven below and an extractor fan above, and a wine fridge. There is also a built-in microwave and a coffee machine, and all appliances are Bosch.

The flat also benefits from gas central heating in each room, double glazed windows and an integrated sound system in the ceiling.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £750 per annum

Ground Rent - £250 per annum

Council Tax Band - C

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – electric central heating

Sewerage – mains connected

Broadband - Ultrafast Full Fibre Broadband

LOCAL AUTHORITY

Southwark Council

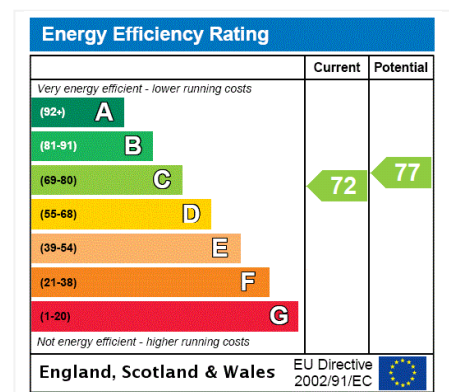
TENURE

Leasehold- 125 years from and including 1 January 2019 and to and including 31 December 2143

DIRECTIONS

Elephant & Castle Overground/Underground Stations (National Rail, Northern & Bakerloo Line) are approximately 0.6 miles away.

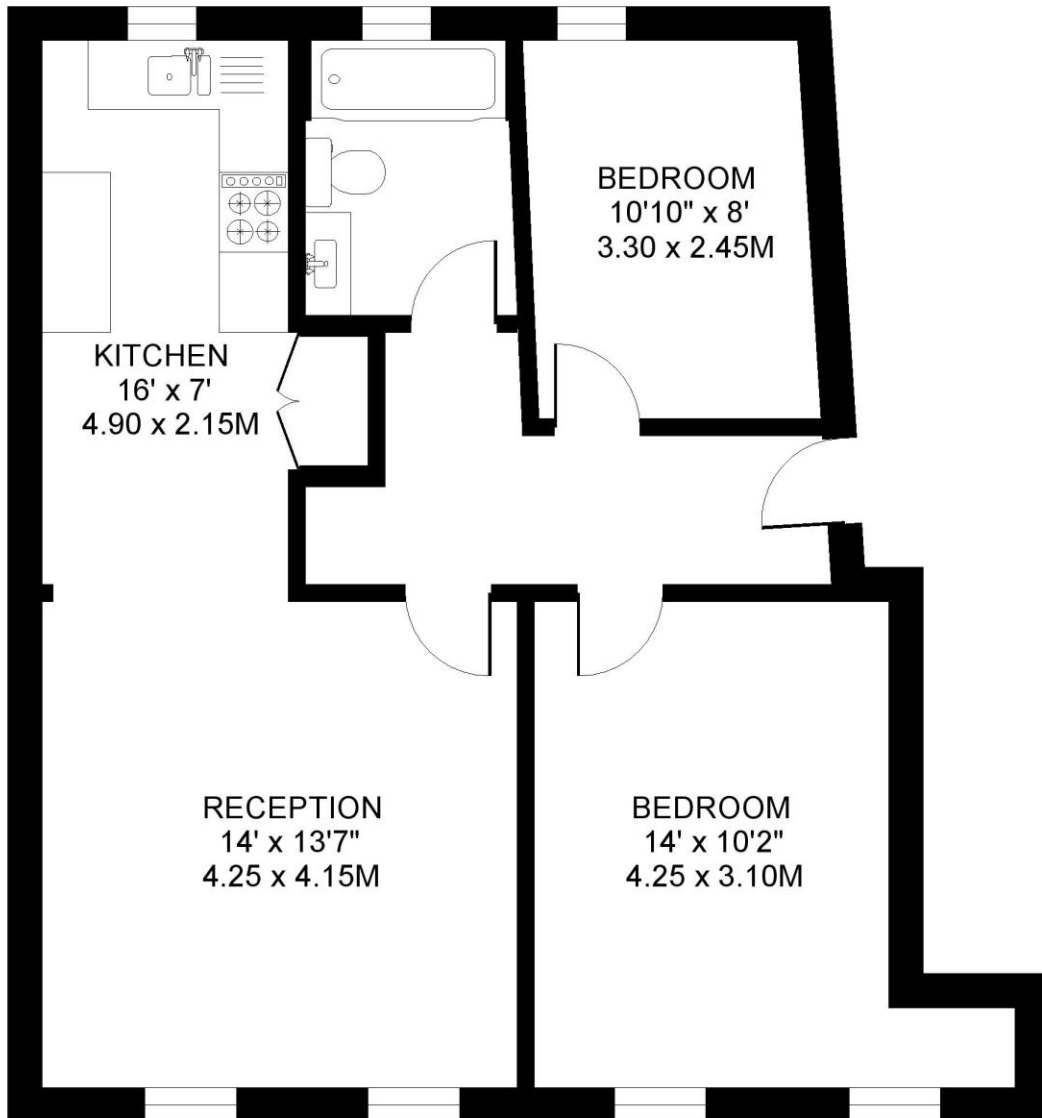
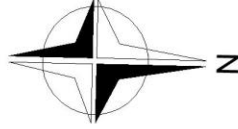
Kennington Underground Station (both branches of Northern Line) is approximately 0.6 miles away. Walworth is also well served by a frequent bus service to the city and beyond.





WALWORTH ROAD. SE17
2 BEDROOM FLAT

Approximate gross floor area
703 SQ.FT. / 65.3 SQ.M.



FIRST 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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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