

Steedman Street, SE17

£495,000 Leasehold

A well-sized, modern two-bedroom apartment for sale in Walworth, located on the first floor of this modern development. Steedman Street is at the centre of the ever-changing Elephant and Castle regeneration with an abundance of amenities found within close proximity.

Winkworth

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

Enter the property on the first floor, and you are greeted by a spacious entrance hallway with large built-in storage available.

The open-plan kitchen reception area immediately to your left provides ample living space with direct access on to a large balcony to the rear perfect for entertaining and offers pleasant views over the communal gardens.

The modern kitchen offers stylish kitchen units, electric fan-powered oven with induction and ventilation, dishwasher and washing machine with space for a large fridge/freezer. There is storage available both above and below the kitchen units. The reception space adjoined is plenty big enough for a seating area as well as a dining area, making it an equally wonderful space to entertain and relax. This space feels airy and light thanks to large sliding doors and beautiful engineered wooden flooring throughout also features.

The second bedroom, found immediately straight ahead when entering the apartment, provides ample space for a double bed with additional space reserved for free-standing furniture.

The master bedroom has direct access on to the balcony and there is space for a large double bed, with additional space reserved for further free-standing furniture. Both bedrooms are well lit.

The tiled bathroom is plenty large enough offering bath with overhead shower, basin with large mirror, heated towel rail, and W.C.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £4224.42 per annum including sinking fund

Ground Rent - £250.00 per annum

Council Tax Band - C

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – electric

Sewerage – septic tank

Broadband – ultrafast broadband

LOCAL AUTHORITY

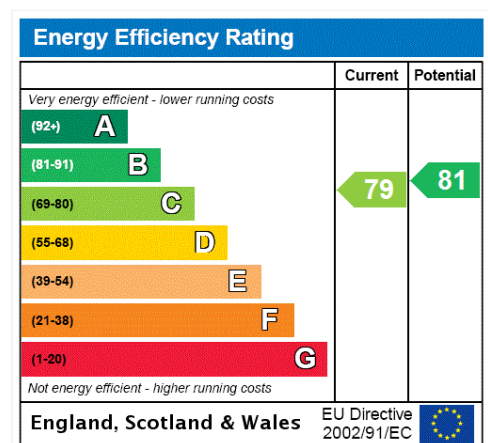
Southwark Council

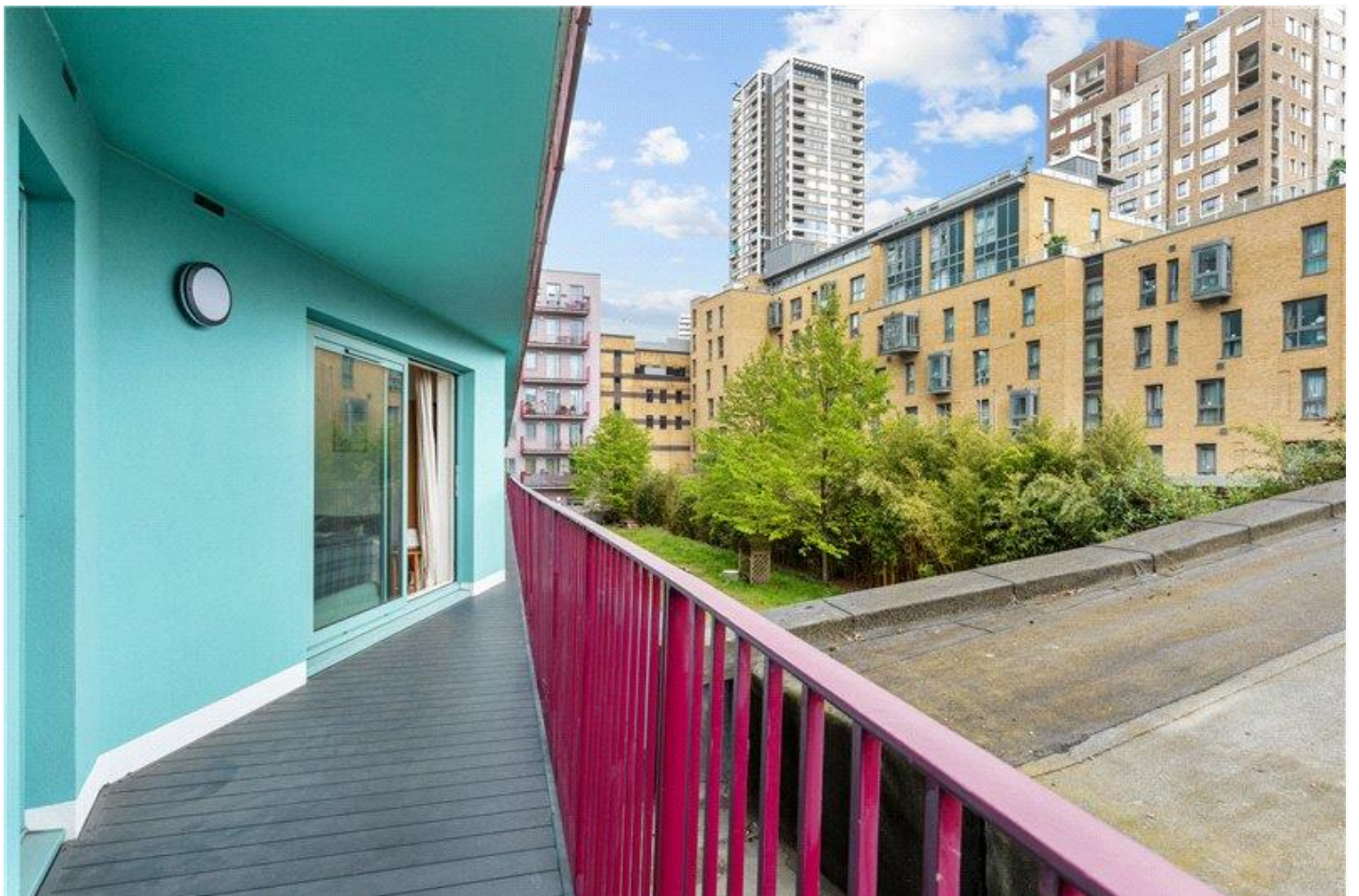
TENURE

Leasehold - 125 years from 25th March 2004

DIRECTIONS

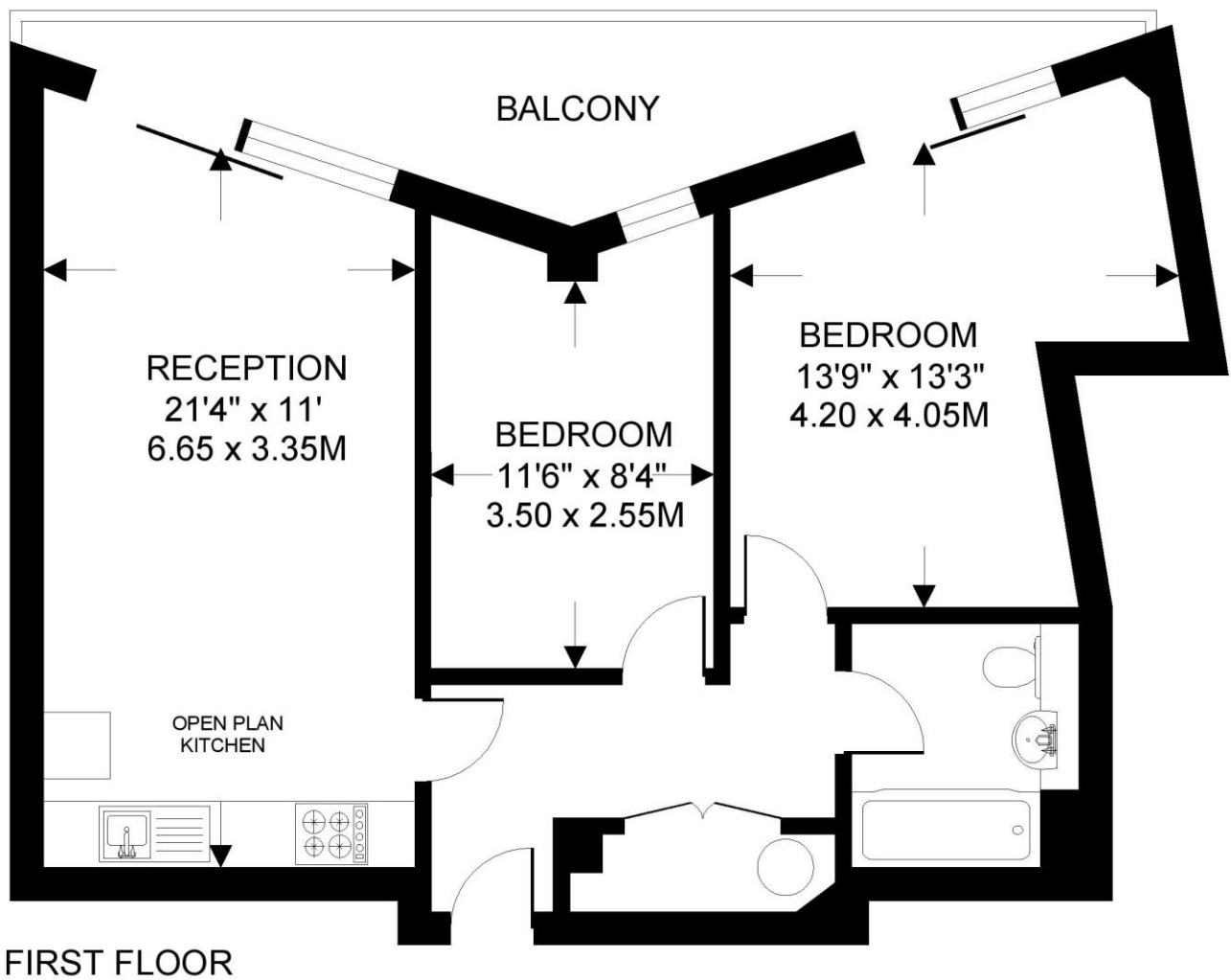
Elephant and Castle Overground & Underground Stations (National Rail, Northern and Bakerloo Line) are 0.4 miles away. Kennington Station (Northern Line – both branches) is also 0.4 miles away. The local area is also well served by a frequent bus service into Central London.





STEEDMAN ROAD SE17
2 BEDROOM FLAT

Approximate gross floor area
656 SQ.FT / 60.9 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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