



## Charleston Street, Walworth, London, SE17

£675,000 Share of Freehold

Winkworth are proud to present this charming and immaculately renovated two-bedroom, split-level period conversion, set on a quiet residential street only a stones throw from Elephant Park.

## LOCATION

Charleston Street is a beautifully quiet and tree-lined street, 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

The entrance to the property is located on the ground floor, with a staircase leading up to the apartment that's split over the 1st and 2nd floor.

The first floor comprises two large bedrooms, a bathroom, and utility space. The master bedroom situated at the front of the property is a fantastic size with space for a king-sized bed and free-standing storage, as well as benefitting from two fitted wardrobes. The room enjoys lovely wooden flooring, high ceilings, and two large sash windows letting in ample light.

Next to this is the second bedroom which, although slightly smaller than the master, still benefits from two fitted wardrobes, as well as space for a double bed and additional free-standing storage.

Towards the rear of the first floor is a very large bathroom with a separate utility space just off it. Here you will find space for a washing machine and dryer and a built in cupboard. The bathroom itself has been done to a very high standard, with beautiful, patterned tiling on the floor, and two-tone walls comprising white metro-tiling below and black painted walls above. The centre piece is a beautiful free-standing Victorian-style bath sitting under a large sash window. There is also a separate walk-in shower, Japanese washlet toilet, underfloor heating, heated towel rail, and sink with mirror above and storage below.

The second floor comprises a large reception room towards the front of the property, and a sizable separate eat-in kitchen to the rear. The kitchen has an extremely smart finish, with navy blue wooden cabinets complimented by a white stone worktop. There is an abundance of storage and worktop space, as well as space for a large fridge/freezer, a 6-ring gas hob with oven below and extractor fan above, and a dishwasher. There is also space for a dining table and chairs.

The reception space is a wonderfully bright and airy room, owing to two large sash windows, and being on the second floor facing directly south. This makes it a great space to spend time in and relax, as there is more than enough space for sofas, coffee table, and dining table and chairs.

The property also benefits from a 500+sqft loft space, offering ample storage space. Others on the street have also extended to add an additional floor to the property, which is subject to planning permission.

## LOCAL AUTHORITY

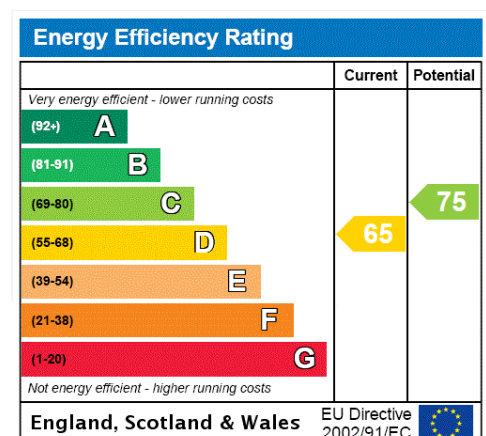
Southwark Council, London

## TENURE

Share of Freehold

## DIRECTIONS

Elephant & Castle Overground/ Underground Stations (Zone 1) (National Rail, Northern & Bakerloo line) are approximately 0.5 miles away. Kennington Underground Station (Zone 2) (both branches of Northern Line) is approximately 0.7 miles away. Walworth is also well-served by a frequent bus service to the City, West End and beyond.

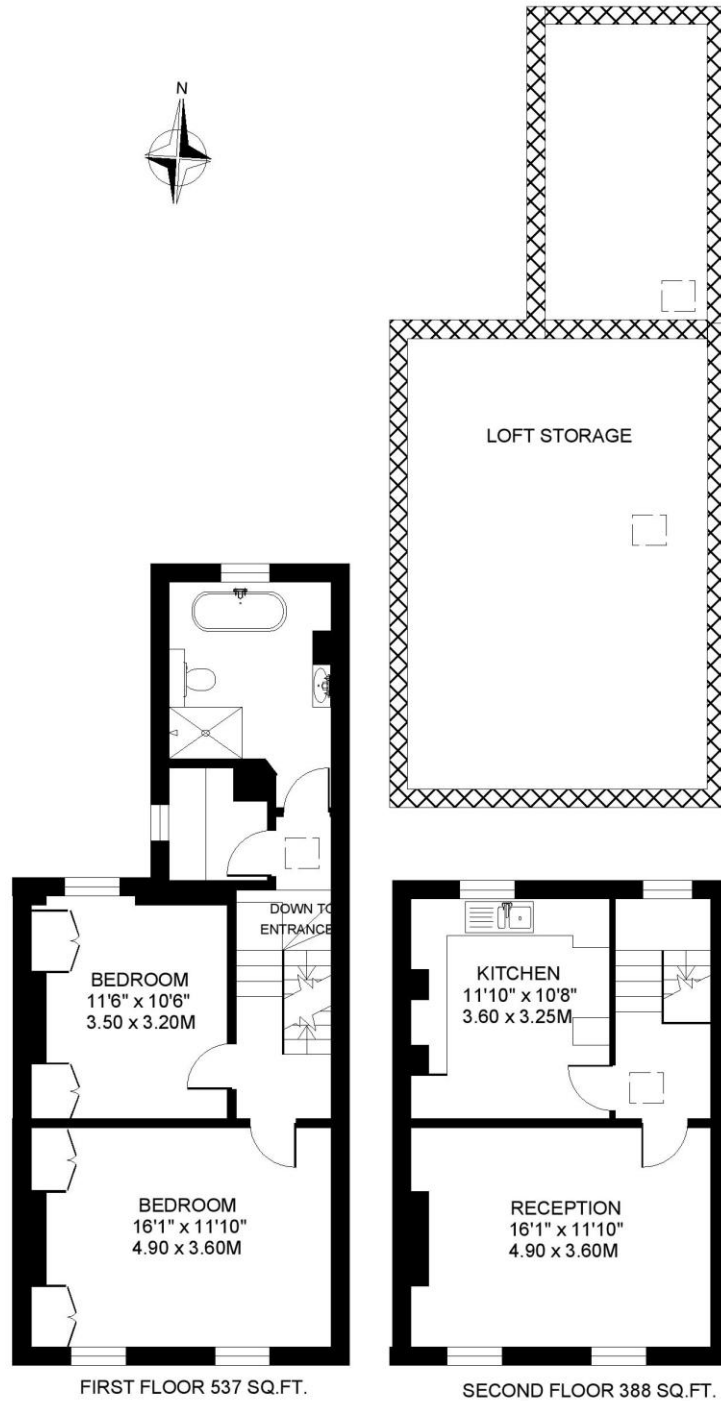






CHARLESTON STREET SE17  
3 BEDROOM FLAT

Approximate gross floor area  
930 SQ.FT. / 86.3 SQ.M.  
Plus loft storage 537 SQ.FT. / 49.9 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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