

Wansey Street, SE17

£1,100,000 *Leasehold*

3 | 1 | 2

A remarkable, new build, three-bedroom terraced house for sale on the pretty tree-lined Wansey Street. A short walk away from the heart of the Elephant and Castle regeneration with excellent transport links to all over London. EPC rating B

KEY FEATURES

- Passivhaus accreditation
- Great location
- Modern built
- Private roof terrace and private garden
- Access to communal gardens and facilities
- The vendors will cover one year's worth of service charge for any new purchaser.



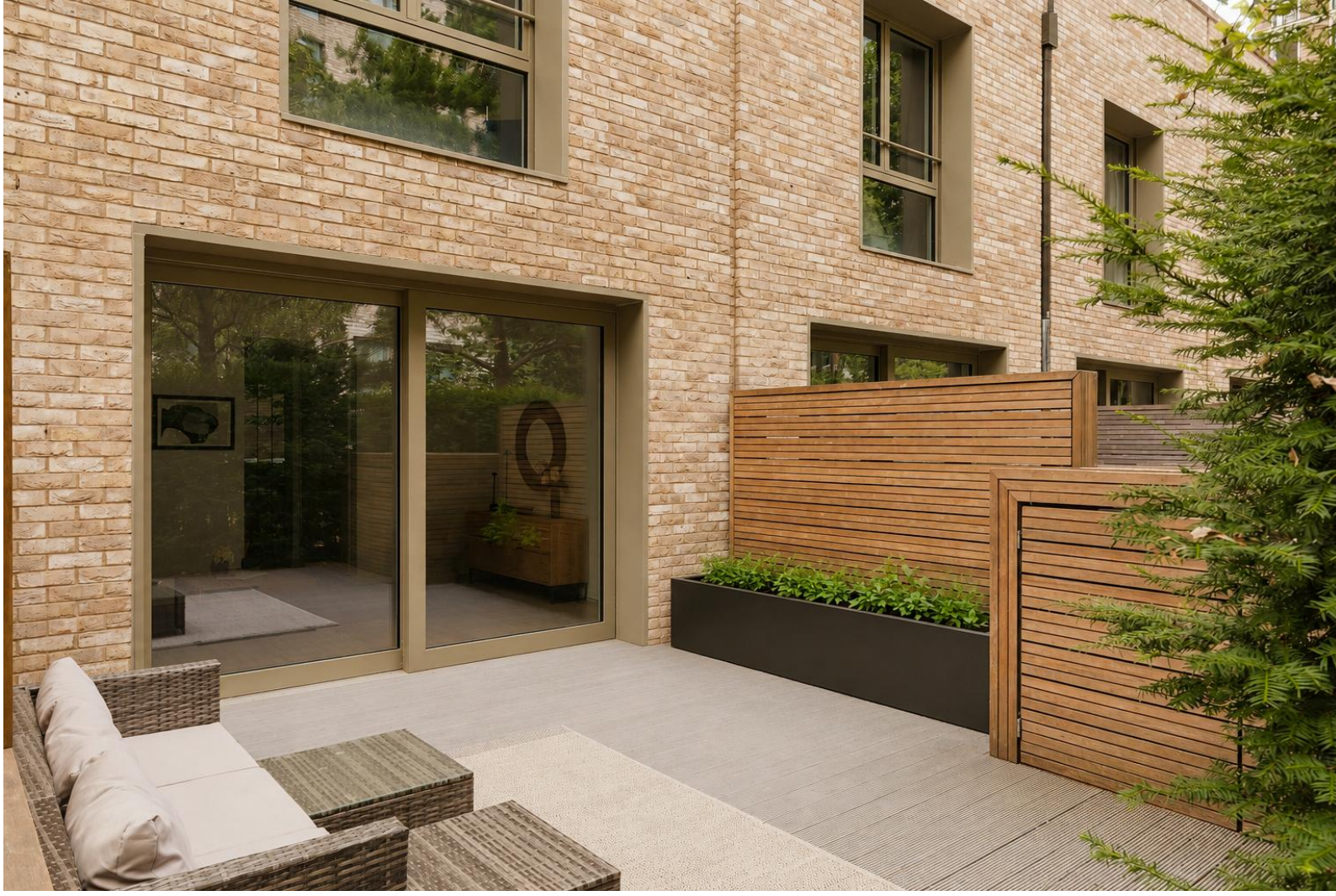


Kennington

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DESCRIPTION

This beautiful stylish terraced house occupies almost 1200 SQ/FT over three floors and offers a perfect balance of reimagined Victorian aesthetic with modern design and home management systems.

Enter on the ground floor via beautiful, landscaped front gardens, the ground floor provides fantastic lateral living with modern fully integrated kitchen at the front with added space for dining. Behind sits a modern W.C. with ample contained storage opposite. At the rear, a spacious reception room with direct access out on to the sunlit terrace offering fantastic views on to the communal landscaped gardens behind.

On the first floor, there are two double bedrooms separated by a well-designed modern family bathroom. The bathroom is fully equipped, and both shower and bath water is recycled and used to flush toilets.

The front facing bedroom offers a wonderful balcony whilst the larger, rear bedroom, offers ample built in storage and magnificent views over pretty, well-kept gardens.

On the top floor, a master suite and roof terrace. The main bedroom is well-lit, provides plenty of storage, has triple-glazed windows which help to encourage consistent temperatures, and offers a sizeable ensuite bathroom. This bedroom has direct access on to the private roof terrace behind which is perfect for relaxation and entertainment and offers views over a leafy courtyard, while exceptionally landscaped gardens at the front and rear provide further outdoor space.

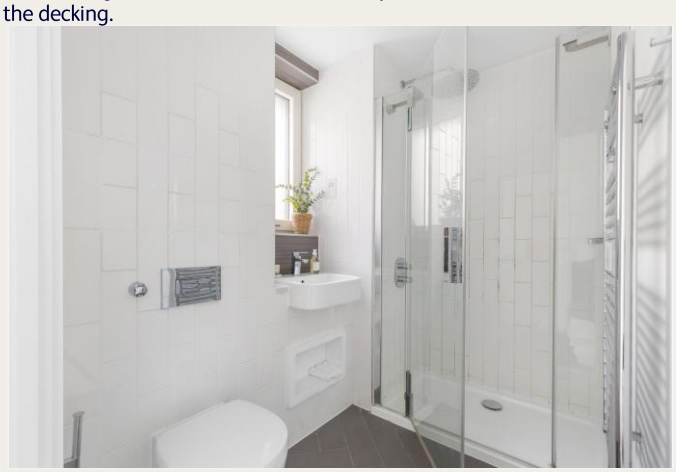
The residents have access to underground car parking, electric car charging points and cycle storage spaces, along with a dedicated 24-hour concierge, a fully equipped gym facility, co-working space and communal gardens.

This apartment is a rare opportunity and building materials have been carefully selected and sourced to ensure low energy usage and a healthy living environment whilst maintaining high level interior finishes throughout the home.

The independent Passivhaus accreditation ensures that you are buying a home that has been built to the highest of standards and brings two main benefits. The first is the excellent thermal insulation properties; these maintain consistent temperatures for a comfortable living environment, while also greatly reducing energy use. The second is a high level of air tightness, supported by an advanced air management system that continually draws fresh air in from outside and filters.

Please note that the garden shot facing the back of the property has been edited using AI, we have removed a dead plant and removed debris from the decking.







MATERIAL INFO

Tenure: Leasehold

Term: 250 years from 3 February 2015 (238 years and 11 months)

Service Charge: £6,957 per annum

The vendors will cover one year's worth of service charge for any new purchaser.

Ground Rent: Nil

Local Authority: Southwark

Council Tax Band: G

EPC rating: B

PARKING

Underground car parking space available subject to negotiation. Street parking is also available through the council.

UTILITIES

Electricity – mains connected
Gas – mains connected
Water – mains connected
Heating – centralised combined heat and power (CHP) system, providing heat and hot water to each house. CHP utilises biomethane to deliver net zero carbon heat and hot water to each home. Underfloor heating to all bedrooms and living areas. Individual thermostatic temperature controls.
Sewerage – mains connected
Broadband – superfast fibre available

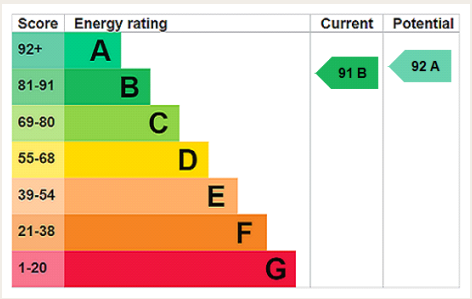
LOCATION

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 Elephant itself now a home to a multitude of new shops and delicatessens, galleries, parks, gardens, cafés and restaurants.

DIRECTIONS

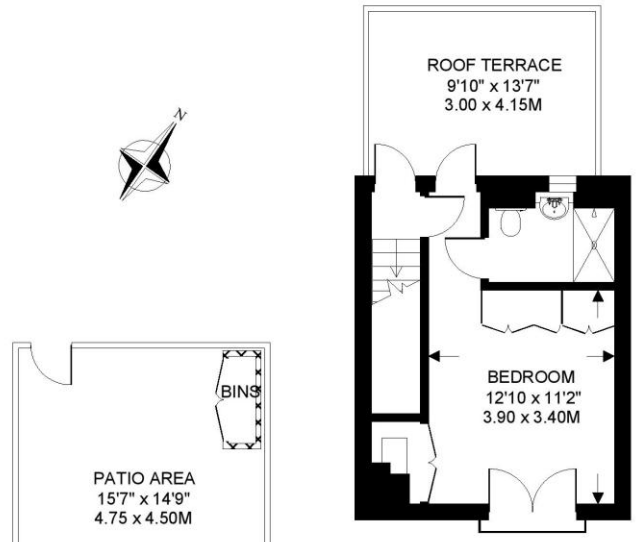
Elephant & Castle Overground/Underground Stations (National Rail, Northern & Bakerloo line) are approximately 0.6 miles away. Kennington Underground Station (Northern Line) is approximately 0.8 miles away. Walworth is also well served by a frequent bus service to the City, West End and beyond.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

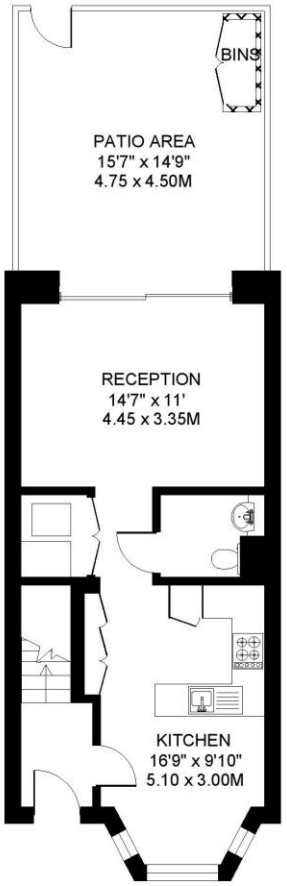


WANSEY STREET SE17
3 BEDROOM HOUSE

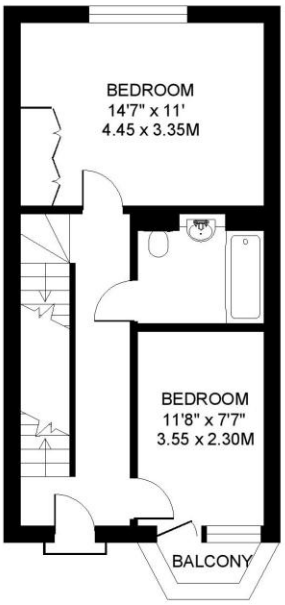
Approximate gross floor area
1165 SQ.FT. / 108.2 SQ.M.



SECOND FLOOR 262 SQ.FT.



GROUND FLOOR 462 SQ.FT.



FIRST FLOOR 441 SQ.FT.

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