

8 Walworth Road, Southwark, London, SE1

£625,000 Leasehold

A great opportunity to acquire a spacious two-bedroom apartment full of natural light and situated on the eleventh floor of the stunning Strata building; offering outstanding views of the Central London skyline. EPC Rating B.

Winkworth

LOCATION

The Strata is conveniently located at the top of Walworth Road and at the end of Kennington Lane, right in the heart of the ever-changing Elephant & Castle regeneration. It is also connected to overground and underground stations within a stone's throw.

DESCRIPTION

The Strata building is a stunning development, which you notice as soon as you walk through the main doors. The flat itself is on the eleventh floor and south-facing, meaning it is incredibly bright with amazing views of South London.

The flat comprises a large open plan kitchen/reception room, with two double bedrooms and two bathrooms.

The open plan kitchen reception room has solid wooden flooring and space for a dining area as well as an area for sofas.

The modern and fully fitted kitchen is complete with glossy white units and cupboards, a built-in fridge freezer, oven and induction hob, dishwasher and a washing machine.

The master bedroom benefits from an en-suite, which is fully tiled with a bath and overhead shower, basin, heated towel rail, mirrored vanity unit and a W.C.

The second bathroom is fully tiled with a shower, basin, heated towel rail, mirrored vanity unit and a W.C.

LOCAL AUTHORITY


Southwark Council, London

TENURE

Leasehold

DIRECTIONS

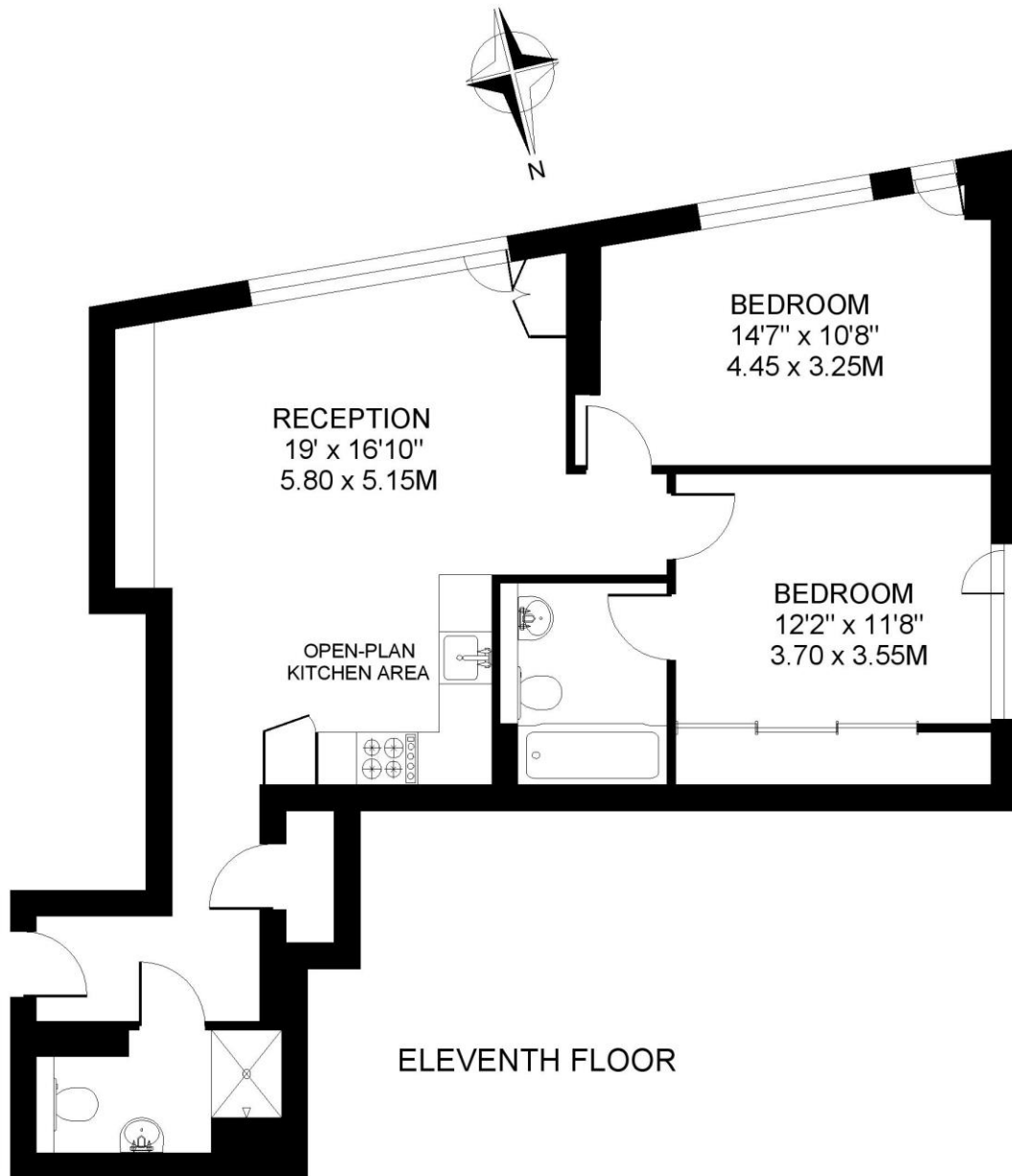
Elephant & Castle Underground/Overground Stations are on your doorstep. Both the Northern Line and Bakerloo Line offer easy access into the City and the West End. The area is also well served by 27 bus routes across London.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



STRATA BUILDING. SE1
2 BEDROOM FLAT

Approximate gross floor area
744 SQ.FT. / 69.1 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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