

Walworth Road, London, SE17

£495,000 Leasehold

A great opportunity to acquire a large split-level three-bedroom flat situated on the first and ground floor on Walworth Road near Elephant and Castle. The flat is currently arranged to provide three bedrooms, reception room, bathroom, separate W.C. and modern kitchen. EPC rating C.

Winkworth

LOCATION

The flat is situated on Walworth Road, just a ten minutes' walk from Elephant & Castle Underground Station (Bakerloo and Northern lines) and Mainline Rail Station. A wide range of local shops, bars and supermarkets can be found close by and there is also a frequent bus service into Central London.

DESCRIPTION

Upon entering the property on the first floor, you'll find the sitting room immediately to your left. This spacious room features a large rear-facing window that floods the space with natural light. It comfortably accommodates a large sofa, coffee table, and additional free-standing furniture.

Moving through the sitting room to the front of the property, you'll find a generously sized modern kitchen. It offers ample countertop and storage space, with room for appliances such as a dishwasher and washing machine. There's also plenty of space to fit a dining table and chairs, making it ideal for both everyday use and entertaining.

Off the kitchen is the first bedroom, a double bedroom with space for a desk and wardrobe, complemented by a large window that provides excellent natural light. There is potential to remove this wall to create an enlarged kitchen diner SSTC.

Towards the rear of the first floor is a convenient W.C. Behind sits the second bedroom that easily fits a king-size bed along with space to accommodate further free-standing furniture. This room benefits from two windows, enhancing the light and airy feel.

Heading down to the ground floor, you'll find the third bedroom, which is also comfortably sized for a king-size bed and free-standing furniture. Behind sits the modern family bathroom featuring a walk-in shower, sink, W.C. and heated towel rail. From the ground floor, there is direct access to your own private courtyard garden providing an outdoor space for entertaining and BBQ's. Finally, storage located immediately outside the front entrance to the flat offers sole use for storage.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge – approximately £500 per annum (building insurance only)
Ground Rent - £50 per annum (to be reviewed in 2053)
Council Tax Band - C

UTILITIES

Electricity – mains connected
Gas – main connected
Water – mains connected
Heating – gas central heating
Sewerage – mains connected
Broadband - Ultrafast Full Fibre Broadband

LOCAL AUTHORITY

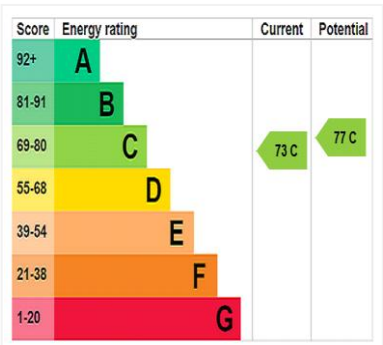
Southwark Council

TENURE

Leasehold - From 1 January 2007 to 31 December 2175

DIRECTIONS

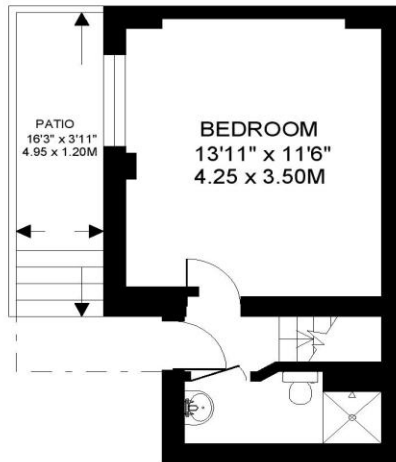
Elephant and Castle Overground/Underground Stations (National Rail, Northern & Bakerloo Line) are approximately 0.6 miles away. Kennington Underground Station (both branches of the Northern Line) is approximately 0.6 miles away. Walworth Road is also served by a frequent bus service to The City, West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



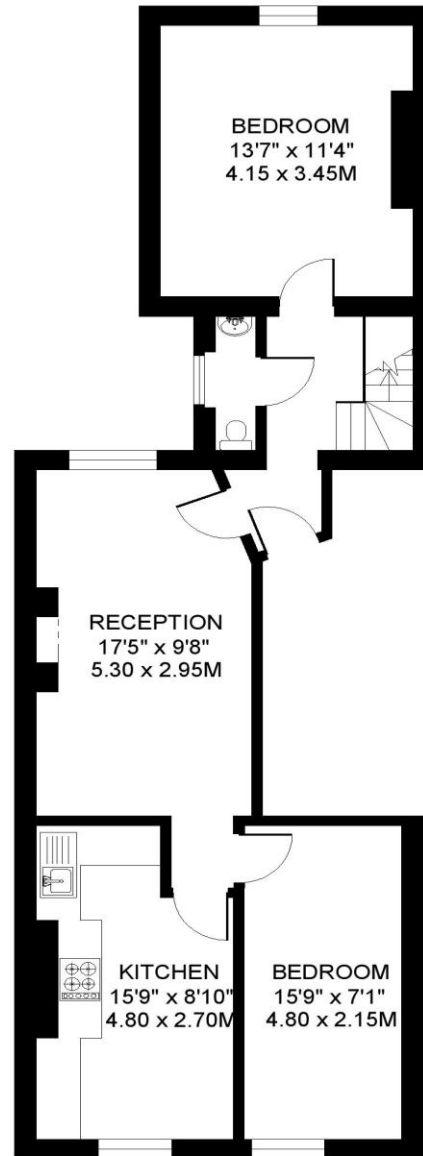


WALWORTH RD SE17
3 BEDROOM FLAT

Approximate gross floor area
894 SQ.FT / 83.1 SQ.M.



GROUND FLOOR 223 SQ.FT.



FIRST FLOOR 671 SQ.FT.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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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