

## East Street, London, SE17

£599,000 Leasehold

A stunning new flat finished to an excellent standard. This pub conversion flat comprises two bedrooms, two bathrooms over two floors. Situated on East Street near Elephant and Castle. EPC rating D.

**Winkworth**

## LOCATION

The flat sits on East Street between Brandon Street and Dawes Street and close to Nursery Row Park. The flat is close to Elephant Park, with plenty of eateries and bars specifically on Sayer St.

## DESCRIPTION

The flat is part of a large pub conversion, it is a brand-new conversion finished to a very high standard throughout.

The ground floor comprises a large bedroom with ensuite and dressing area, there is also a reception area open to the lower ground floor, which creates a lovely bright space.

The lower ground floor comprise a further reception area, with a fully fitted modern kitchen and another double bedroom with ensuite.

Council tax band - B

Leasehold - 999 year lease

Ground rent - Peppercorn

Service charge - TBC

## LOCAL AUTHORITY


Southwark

## TENURE

Leasehold

## DIRECTIONS

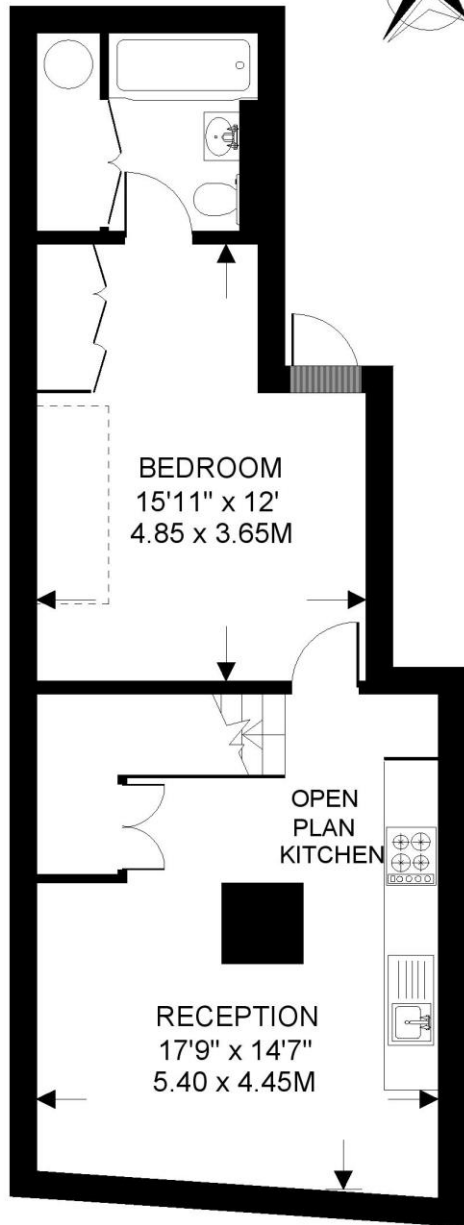
Elephant and Castle Station (Northern Line, Bakerloo and City Thames Link) is 0.6 mile away. Kennington Station (Northern Line) is 0.7 mile away. The area is well served with frequent bus services into the city and beyond.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	57
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

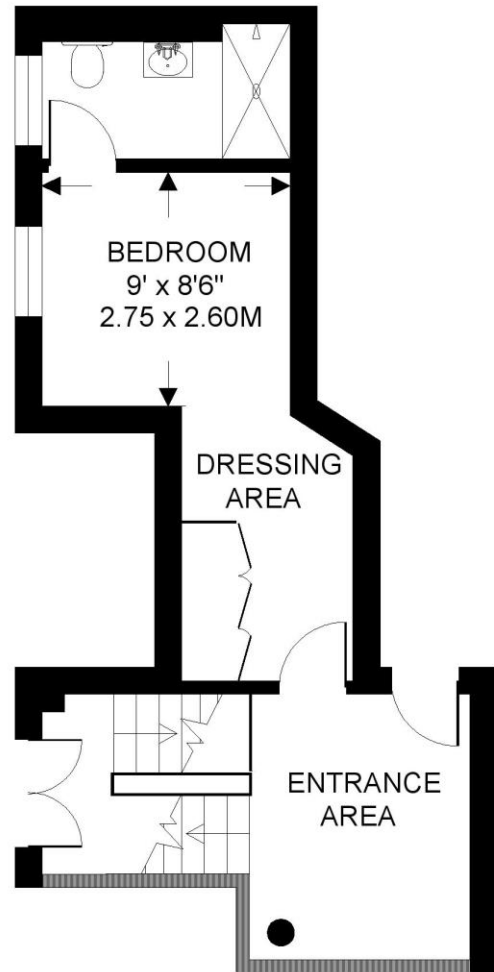


EAST STREET SE17  
2 BEDROOM FLAT

Approximate gross floor area  
806 SQ.FT. / 74.9 SQ.M.



LOWER GROUND FLOOR 495 SQ.FT.



RAISED GROUND FLOOR 311 SQ.FT.

*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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