



## Amelia Street, London, SE17

£495,000 Leasehold

A charming one-bedroom flat with a wonderful roof terrace. Located on the second floor of the ever-popular Pullens Buildings, within Pullens Estate conservation area. A well laid out flat with lots of natural light and a pretty view of the Pullens Gardens.

**Winkworth**

## LOCATION

You will find the property on Amelia Street between Crampton Street and Penton Place. The flat overlooks the Pullens Gardens and provides easy access to the bustling high street of Walworth Road.

## DESCRIPTION

Entering the property on the second floor. To your right you will find the lovely reception space. A bright space courtesy of two large sash windows that provide a view onto the Pullens Gardens.

To the left of the entrance is the bedroom. A generous size suitable for a large double or king-sized bed. Storage space can be found on the right side of the chimney breast whilst the left side provides a space for freestanding storage options.

The middle of the flat is occupied by the kitchen. A homely and inviting space to cook with space for a dining table. Another large sash window brings in an abundance of natural light.

To the rear of the flat is the bathroom and separate lavatory. The bathroom houses a large bath with overhead shower, sink & mirror above. Storage can be found in the hallway between the bathroom and w/c.

Heading out and stepping on to the sizable roof terrace, this is a fantastic spot to enjoy the sunnier months. Whether that's alfresco dining or entertaining guests, this is sure to be a spot to enjoy.

## LOCAL AUTHORITY

Southwark Council

## TENURE

Leasehold - 99 years

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Leasehold - 99 years

Service Charge - £697.00 per annum

Ground Rent - £10.00 per annum

Council Tax Band - A

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

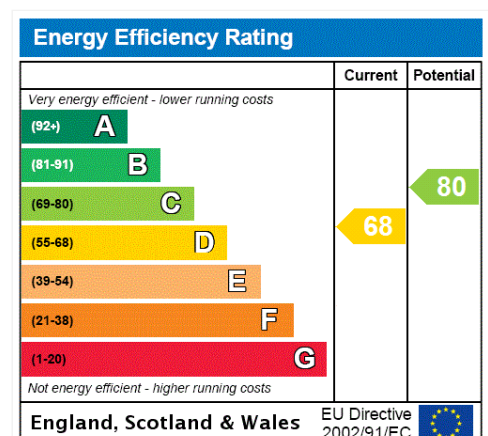
Heating – gas central heating, combi boiler

Sewerage – mains connected

Broadband – Super Fast Fibre

## DIRECTIONS

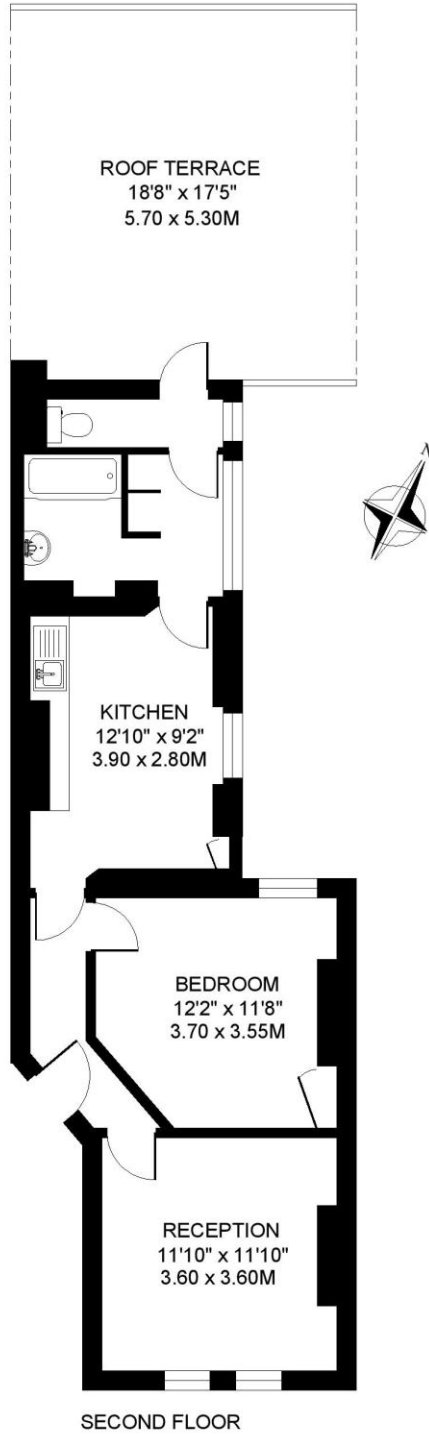
Kennington Station (Northern Line) is approximately 0.5 miles away. Elephant & Castle Stations (National Rail, Bakerloo & Northern Lines) are almost equidistant. There is frequent bus service to the City and plenty of Santander docking stations nearby.





AMELIA STREET SE17  
1 BEDROOM FLAT

Approximate gross floor area  
560 SQ.FT. / 52 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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