



Amelia Street, London, UK, SE17

£475,000 Leasehold

Charming ground floor two-bedroom flat within the popular Pullens Conservation for sale. This flat has been well cared for throughout and benefits from pleasant, pretty views of Pullens Gardens and a private patio, as well as access to the communal roof terrace.

Winkworth

LOCATION

Amelia Street is located between Crampton Street and Penton Place and overlooks the popular green park of Pullens Gardens with Walworth Road within easy walking distance.

DESCRIPTION

Enter the flat on the ground floor and the accommodation is arranged to provide two double bedrooms to the front, sitting room, kitchen, bathroom, and patio garden.

Upon entering, you are greeted by a hallway and immediately to your right, you will find a spacious double bedroom with beautiful wooden floorboards, two large sash windows, and direct views on to Pullens Gardens opposite. The space provides plenty of space for a double bed with additional space available to allow for free-standing furniture.

The second bedroom, down the hallway, again provides space for a double bed with built in storage already in place. This bedroom again offers wonderful wooden floorboards with views directly out on to the private patio garden to the rear.

At the back of the flat you are met with a quaint sitting room providing space for multiple sofas and a small dining table and chairs.

The tiled kitchen beyond, with direct access to the garden, provides space for a large fridge/freezer, washing machine, dishwasher, and oven. There is ample countertop space and storage available, both above and below the kitchen units. At the very rear of the flat is the bathroom, complete with a built-in standalone shower, basin and separate W.C.

Lastly, there is a large communal roof terrace, providing exceptional views of the City, Canary Wharf and Parliament offering a great space for outside entertaining.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £1023.06 (2024-2025 estimate)

Ground Rent - £10.00 per annum

Council Tax Band - A

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Super Fast Fibre

LOCAL AUTHORITY

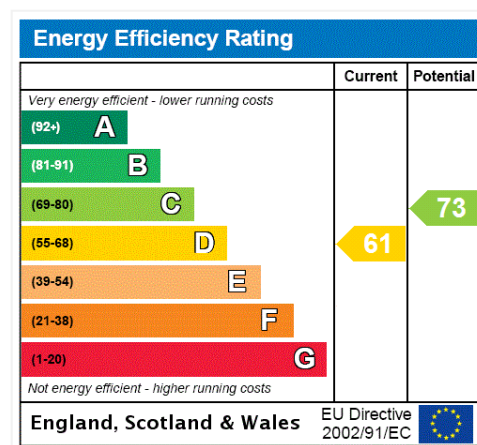
Southwark Council

TENURE

Leasehold - 125 years 6 February 1989

DIRECTIONS

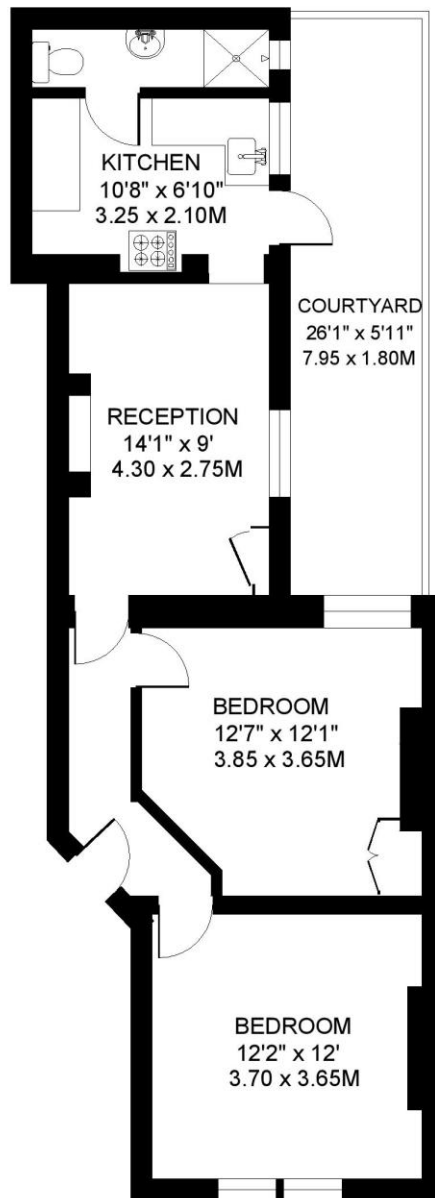
Kennington Station (Northern Line) is approximately 0.5 miles away. Elephant and Castle Stations (National Rail, Bakerloo, and Northern Lines) are almost equidistant. Buses run regularly to the City and West End and are all but a short walk away with plenty of Santander docking stations nearby.





AMELIA STREET SE17
2 BEDROOM FLAT

Approximate gross floor area
605 SQ.FT. / 56.2 SQ.M.



GROUND FLOOR

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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