



## Iliffe Street, London, SE17

£475,000 Leasehold

A beautifully refurbished one-bedroom flat, finished to an exceptional standard with its period features, set within the ever-popular and historic Pullens Buildings. EPC Rating C

LOCATION

Situated in the heart of the iconic Pullens Buildings on Iliffe Street—between Crampton Street and Penton Place—this flat enjoys a unique setting rich in character and community spirit. Dating back to the 1880s, the Pullens Buildings are a local architectural gem and have been featured in films such as The King’s Speech.

The area is home to a vibrant community, with residential blocks interspersed with craft studios nestled in picturesque Victorian yards. These studios open to the public several times a year, showcasing handmade goods and local artwork. On these open days, Iliffe Yard comes alive with music, local vendors, and neighbours gathering together.

Residents also enjoy access to a well-loved community centre—popular for yoga classes—as well as a coffee shop and a co-operative grocer, making this a lively and welcoming place to call home.

A vast array of shops, bars and supermarkets are within proximity, as well as the Kennington Park.

DESCRIPTION

Set on the first floor of these iconic buildings, the flat welcomes you with charm and character from the moment you step inside.

At the front of the property, the reception room features original wooden sash windows, a beautiful Victorian fireplace anchors the space, flanked by built-in bookshelves that add warmth and function.

Down the hallway lies the well-proportioned bedroom, offering built-in wardrobes along one full wall. There’s space for a double bed, a chest of drawers, and even a small desk or cot, making it both stylish and practical.

To the rear of the flat, a bright dining area flows into a well-appointed kitchen equipped with an electric induction hob, oven, extractor fan, slimline dishwasher, and generous cupboard space.

The modern bathroom, just off the kitchen, has been cleverly designed to maximise space. It features a walk-in rainfall shower, contemporary sink, WC, and ample built-in storage. Adjacent to the bathroom is a separate utility cupboard housing the washing machine and providing additional storage.

In addition, there is a communal roof terrace with spectacular sunset views over South London.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge – approximately £1,254 per annum (2025/2026)

Ground Rent - £10 per annum

Council Tax Band - A

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – electric central heating

Sewerage – mains connected

Broadband - Ultrafast Broadband

LOCAL AUTHORITY

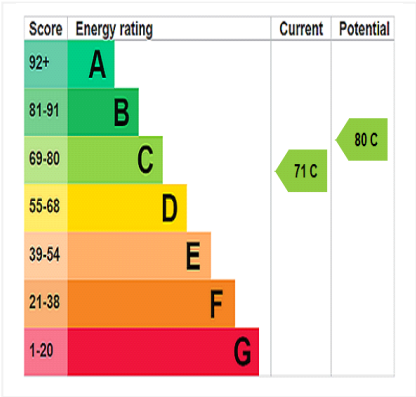
Southwark Council

TENURE

Leasehold -125 years from 12 April 2004

DIRECTIONS

Kennington underground Station (Northern Line) is approximately 0.3 miles away, Elephant and Castle Stations (Bakerloo/Northern Lines & National Rail) is approximately 0.4 miles away.

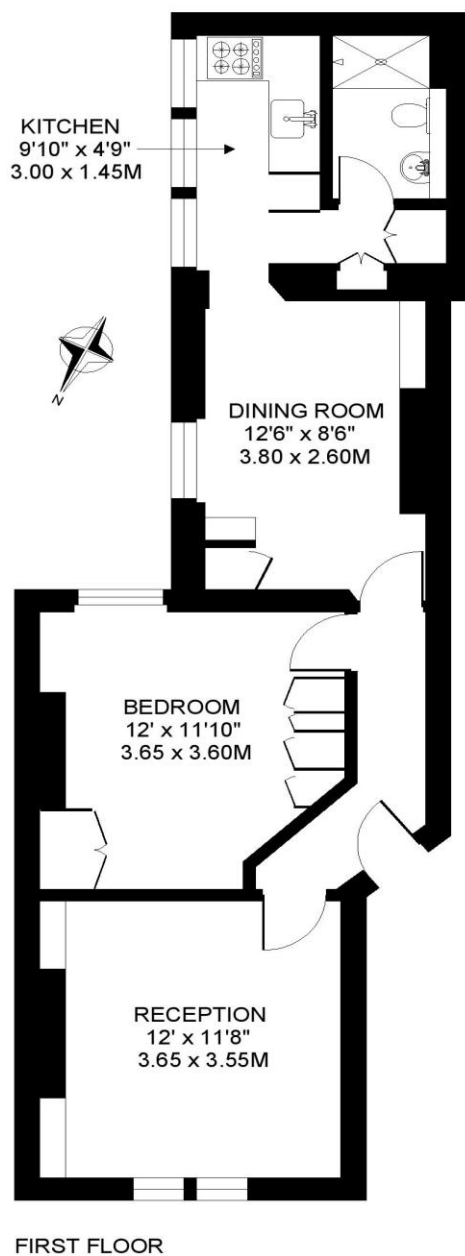






ILIFFE STREET SE17  
1 BEDROOM FLAT

Approximate gross floor area  
544 SQ.FT / 50.5 SQ.M.



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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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