



Austral Street, SE11

£425,000 *Leasehold*



An opportunity to purchase this light ground floor flat with a garden in a Victorian period conversion. Perfect for someone who wants to put their own stamp on a property. EPC rating - D

KEY FEATURES

- Great potential
- Excellent transport links
- Good-sized Garden



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DESCRIPTION

Upon entering the property, the living room is found to the left. This bright space is enhanced by a large bay window that floods the room with natural light. With room for a sofa, coffee table, and freestanding furniture, it has excellent potential to become a welcoming place to relax.

Next is the bedroom, a well-proportioned room that comfortably accommodates a double bed, wardrobe, and bedside table. A large rear-facing window provides pleasant views of the garden.

Along the corridor is the bathroom, fitted with a bath, sink, and W.C. Further along is the kitchen, offering good space for storage, worktops, and utilities. Adjoining the kitchen is an additional room that could serve as a small bedroom or a study, depending on the need.

The property also benefits from a generously sized private garden, perfect for outdoor enjoyment.





MATERIAL INFO

Tenure: Leasehold

Term: a new 125 year lease

Service Charge: £2,706.23 per annum

Ground Rent: Nil

Local Authority: Southwark

Council Tax Band: C

EPC rating: D

PARKING

On-street parking can be obtained via Southwark Council

UTILITIES

Electricity – Mains

Water – Mains

Heating – Gas

Sewerage – Mains

Broadband – Ultrafast broadband

LOCATION

The flat is situated on Austral Street, between the highly sought-after West Square and Brook Drive, close to the Imperial War Museum and one mile from South Bank.

DIRECTIONS

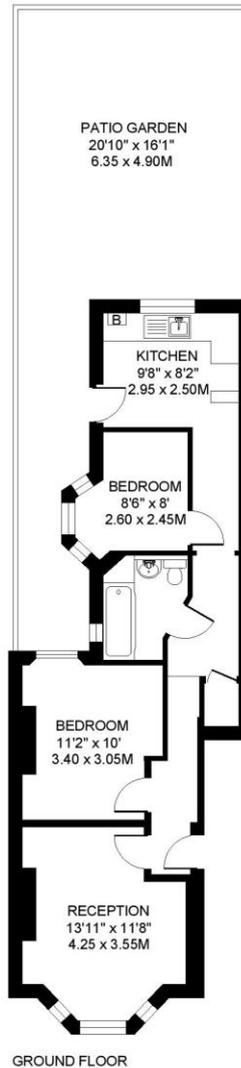
The flat sits in Zone 1 for public transport facilities, which includes Elephant & Castle Station (Northern and Bakerloo line and National Rail) which is approximately 0.4 miles away. Numerous bus routes stop at the nearby St Georges Road and Waterloo Station (Jubilee, Bakerloo, Waterloo, City & Northern Lines) is approximately, 0.8 miles away.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

AUSTRAL STREET. SE11
2 BEDROOM FLAT

Approximate gross floor area
562 SQ.FT / 52.2 SQ.M.



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