



## Steedman Street, London, SE17

£615,000 Leasehold

Winkworth are delighted to present this exceptionally spacious and uniquely styled two-bedroom apartment, offering over 1,200 sq ft of thoughtfully designed living space. Situated on the ground floor of a modern development on Steedman Street, the property enjoys a prime position at the heart of the dynamic Elephant and Castle regeneration zone, with a wealth of amenities close by. EPC Rating D.

**Winkworth**

[winkworth.co.uk/kennington](http://winkworth.co.uk/kennington)

for every step...

LOCATION

Steedman Street is conveniently located just off Walworth Road, placing you within easy reach of a diverse selection of shops, restaurants, and cafes. The area benefits from excellent transport links, including nearby underground and rail stations, making commuting into Central London fast and easy.

DESCRIPTION

Winkworth are proud to present this exceptionally spacious and beautifully appointed two-bedroom apartment, boasting over 1,200 sq ft of stylish, contemporary living space on the ground floor of a modern development. Situated in the vibrant and fast-evolving Elephant and Castle regeneration area, the home offers both character and convenience in abundance.

As you step inside, you're welcomed by a vast open-plan living area, ideal for modern living. With ample room for a large sofa, dining table, and other furnishings, this space is perfect for both entertaining and relaxing. Air conditioning and generous built-in storage add comfort and practicality.

A dedicated home office is positioned just off the living room—ideal for remote working—complete with useful storage. Adjacent to this is a well-sized bedroom featuring an en-suite bathroom, complete with a walk-in shower, basin with large mirror, heated towel rail, and W.C. This bedroom easily accommodates a double bed and freestanding furniture.

Continuing through the living area, you'll find a sleek, contemporary kitchen equipped with high-end appliances including an electric fan oven, induction hob, dishwasher, large fridge/freezer, and a drinks fridge. The kitchen is enhanced by a stylish island and drinks station, making it a fantastic space for hosting.

The master bedroom, situated at the rear of the apartment, enjoys excellent natural light thanks to striking floor-to-ceiling windows on both sides. There's plenty of room for a double bed and additional furnishings, creating a peaceful retreat.

The main bathroom mirrors the en-suite in quality, featuring a walk-in shower, modern basin with large mirror, heated towel rail, and W.C. This apartment also benefits from direct access to a large communal garden—a rare find in the area—and a 24-hour concierge service, adding security and convenience.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £7,865 per annum  
Ground Rent - £250 per annum  
Council Tax Band - D

PARKING

On street parking permit parking

UTILITIES

Electricity – mains connected  
Gas – n/a  
Water – mains connected  
Heating – electric  
Sewerage – mains connected  
Broadband – superfast

LOCAL AUTHORITY

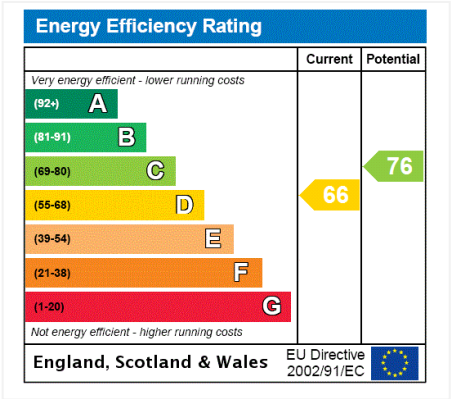
Southwark Council

TENURE

Leasehold - 125 years from 25 March 2004

DIRECTIONS

Elephant and Castle Station (National Rail, Northern Line and Bakerloo Line) is approximately 0.4 miles away. Kennington Station (Northern Line) is also approximately 0.4 miles away. The local area is also well served by a frequent bus service into Central London.



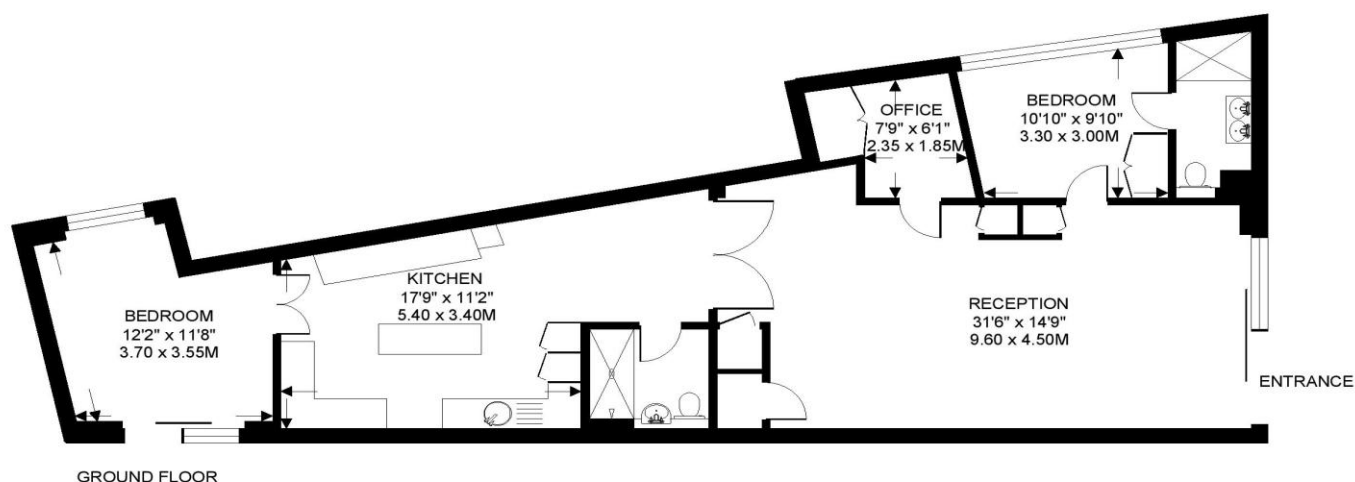






STEEDMAN STREET . SE17  
2 BEDROOM FLAT

Approximate gross floor area  
1225 SQ.FT / 113.8 SQ.M.



Copyright: These plans should not be reproduced by any other person, without permission.  
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.*

**Kennington** | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)