



St. Marks House, Phelp Street, London, SE17

£495,000 Leasehold

This spacious three-bedroom split level flat with a garden is located in a quiet area in Walworth, close to Burgess Park and Walworth High Street with an array of amenities. EPC rating C

LOCATION

The property is just off Phelp Street close to Portland Street. A great location to make the most of the bustling high street, with the popular Burgess just a short walk away.

DESCRIPTION

Upon entering the property at ground level, you are welcomed into a lovely open-plan kitchen and living area. There is a convenient space near the entrance, ideal for storing coats, shoes, and other outerwear.

The reception room is generously proportioned, comfortably accommodating a couple of sofas, a coffee table, and additional free-standing furniture. There is ample space for a full-sized dining table, making it perfect for entertaining. Large windows and a glass door at the rear of the room provide an abundance of natural light and offer a lovely view and access to the private rear garden.

The kitchen is well laid out, offering plenty of countertop space and ample storage. It is designed to accommodate a full-size fridge freezer, a washing machine, integrated oven and hob.

Upstairs, the first floor comprises a family bathroom fitted with a bath and overhead shower, a sink, and a W.C. The property features three double bedrooms, each offering generous storage options and sufficient space for a double bed. The two larger bedrooms also have enough room to comfortably accommodate a desk and some extra space for free standing furniture.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge – approximately £2,000 per annum

Ground Rent - £10 per annum

Council Tax Band - C

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband - Ultrafast Full Fibre Broadband

LOCAL AUTHORITY

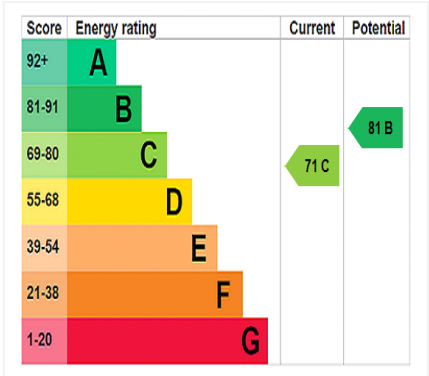
Southwark Council

TENURE

Leasehold - 125 years from 7 November 1985

DIRECTIONS

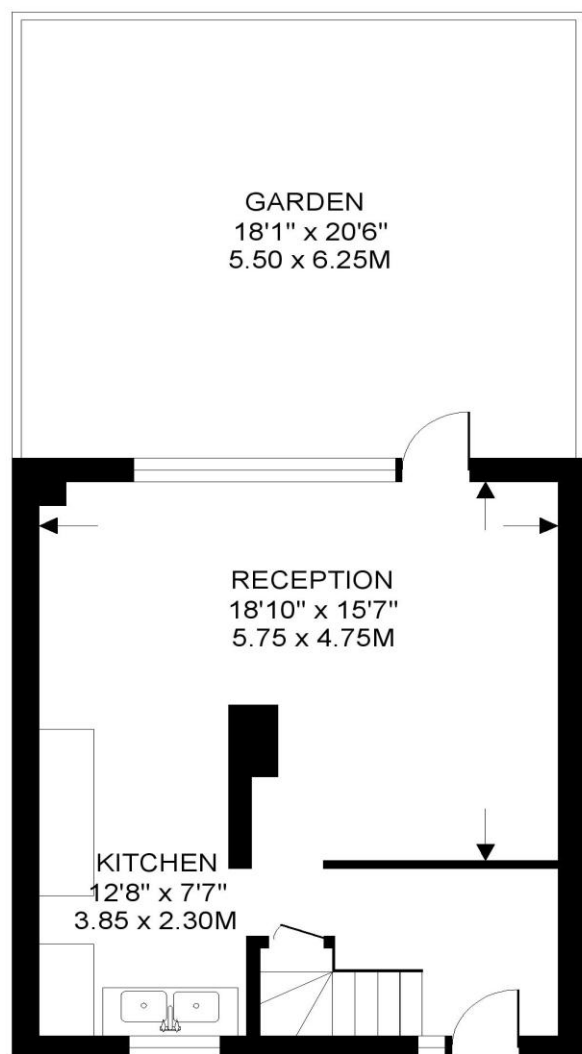
Elephant & Castle Underground (Northern and Bakerloo Lines) is 0.8 miles away and you are a short walk away from Walworth Road that provides frequent bus services into the city.



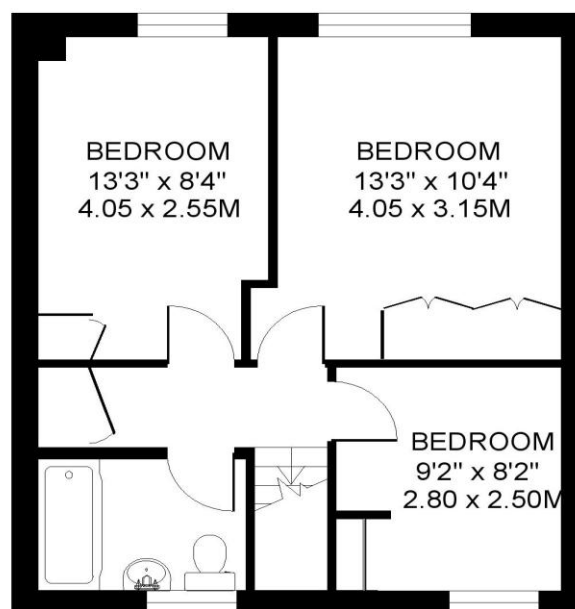


ST MARKS HOUSE SE17
3 BEDROOM HOUSE

Approximate gross floor area
864 SQ.FT. / 80.2 SQ.M.



GROUND FLOOR 430 SQ.FT.



FIRST FLOOR 434 SQ.FT.

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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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