



## Charleston Street, London, SE17

£575,000 Leasehold

A spacious Victorian conversion, three-bedroom, split level apartment situated within the tranquil Larcom Street conservation area.

## LOCATION

Charleston Street is a beautifully quiet and tree-lined street, between Wansey Street and Browning Street; close to Elephant and Castle. You are only a short walk away from Walworth Road and the Elephant Park Development.

## DESCRIPTION

Enter the communal hallway of this lovely Victorian conversion, shared with one other flat and walk up the stairs to the landing, where the kitchen and bathroom are located.

The kitchen is spacious with plenty of storage and worktop space, as well as an integrated gas hob with oven below and extractor fan above, a fridge/freezer, dishwasher and a washing machine.

The bathroom is a large tiled suite containing a bath with overhead shower, wash basin, large vanity mirror and a W.C.

Next to the bathroom is the smallest of the three bedrooms. Despite its size and simplicity, this bedroom is functional, with a large window and it can comfortably accommodate a double bed and free-standing storage.

At the front of the property, there is a fantastic sized reception room, with high ceilings and two large sash windows looking down the street, creating a wonderfully bright and airy feel to the room. At the far end there are fitted shelves either side of the chimney stack.

Continuing up to the second floor, find two additional double bedrooms. Both are generous in size with ample space for a double bed. The smaller of the two has more than enough room for free-standing storage, whilst the larger room at the front, benefits from an abundance of fitted storage.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Nil

Building Insurance - £342.83 per annum

Ground Rent - peppercorn

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – superfast fibre

## LOCAL AUTHORITY

Southwark Council

## TENURE

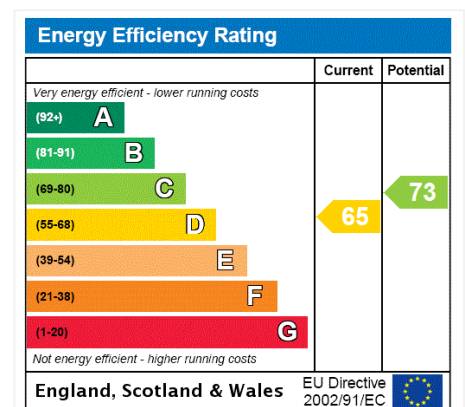
Leasehold - from 24 June 1985 to 22 June 2174

Share of freehold is available to purchase for £4000

## DIRECTIONS

Elephant & Castle Overground/ Underground Stations (Zone 1) (National Rail, Northern & Bakerloo line) are approximately 0.6 miles away. Kennington Underground Station (Zone 2) (both branches of Northern Line) is approximately 0.8 miles away.

Walworth is also well-served by a frequent bus service to the City, West End and beyond.

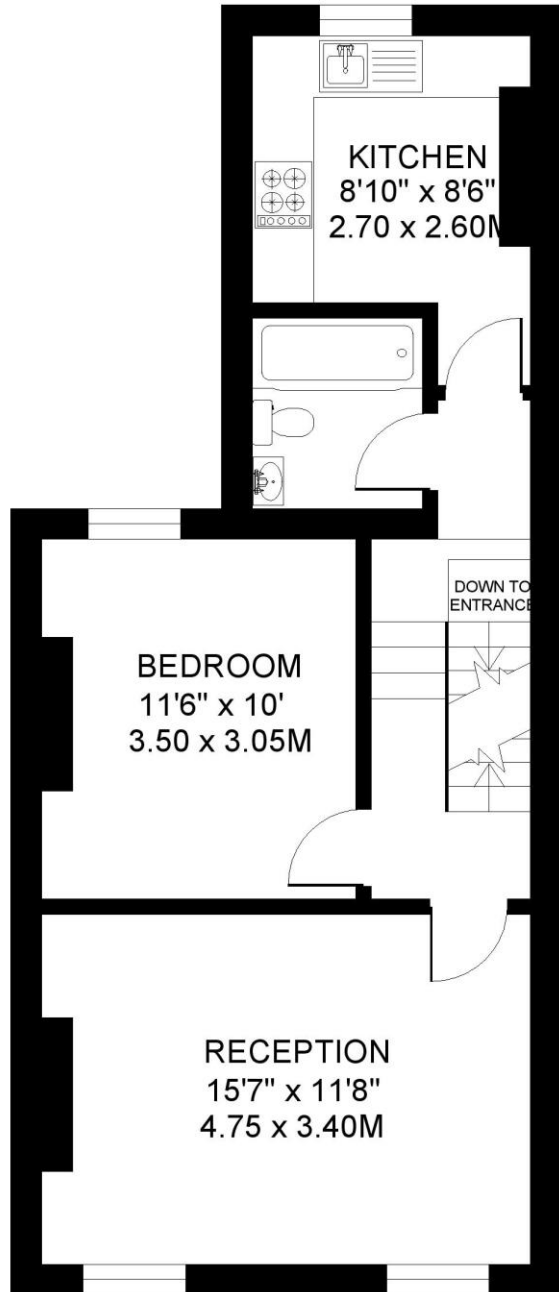




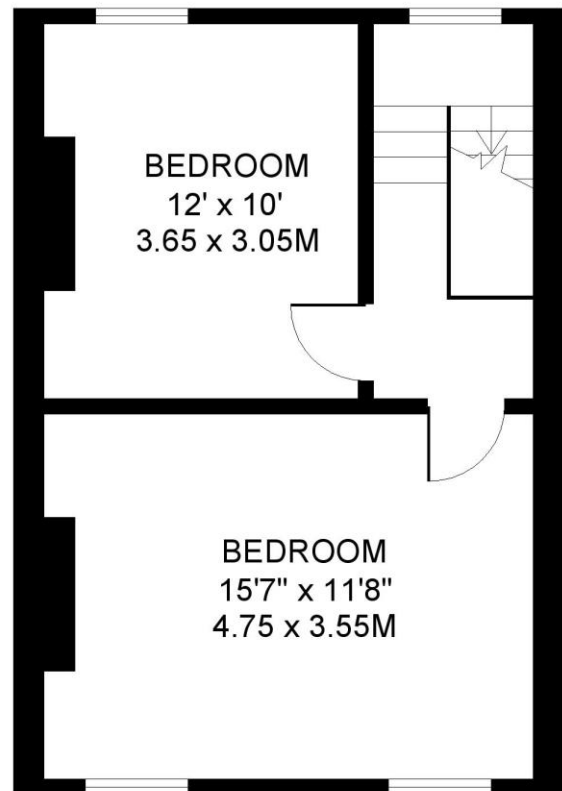


CHARLESTON STREET SW17  
3 BEDROOM FLAT

Approximate gross floor area  
879 SQ.FT. / 81.7 SQ.M.



FIRST FLOOR 503 SQ.FT.



SECOND FLOOR 376 SQ.FT.

*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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