



Townsend Street, SE17

£375,000 *Leasehold*



Winkworth are proud to present a well-presented one-bedroom flat in this well-looked after purpose built block, ideally located in Walworth. EPC rating C.

#### KEY FEATURES

- Great views
- Good location
- Convenient transport links
- Lots of storage



**Kennington**

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

**Winkworth**





## DESCRIPTION

Located on the sixth floor, the flat is entered via a spacious hallway that benefits from multiple storage cupboards and provides access to all rooms.

Immediately to the left is the generously sized bathroom, which comprises a bath with overhead shower, wash basin and WC.

The bedroom is well proportioned and comfortably accommodates a large double bed, built-in wardrobes, a desk, chest of drawers and additional freestanding furniture.

The open-plan kitchen and reception room forms the heart of the flat. The kitchen is thoughtfully designed with ample storage and worktop space, featuring an integrated gas hob and oven, with space for a fridge freezer and washing machine.

The reception area is filled with natural light from a large window and French doors, which open onto a south-east facing balcony. This versatile space easily accommodates two sofas, a coffee table and TV unit, as well as a dining table and chairs.

The building further benefits from a well-maintained communal rooftop garden, available for residents to enjoy.







## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 125 years (less one week) from 8 June 2007 (106 years and 4 months)

**Service Charge:** £2,585.88 per annum (including £587.28 per annum reserve fund)

**Ground Rent:** Nil

**Local Authority:** Southwark Council

**Council Tax Band:** B

**EPC rating:** C

## PARKING

On-street parking available from Southwark council

## UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – ultrafast broadband

## LOCATION

The property is located where Townsend Street meets Congreve Street. The property is near Elephant and Castle, where there is plenty of regeneration taking place including the Elephant Park Development. Bermondsey Street is a stone's throw away and offers a plethora of bars, restaurants, cafes and even an art gallery. There are many local amenities close by such as various supermarkets and shops.

## DIRECTIONS

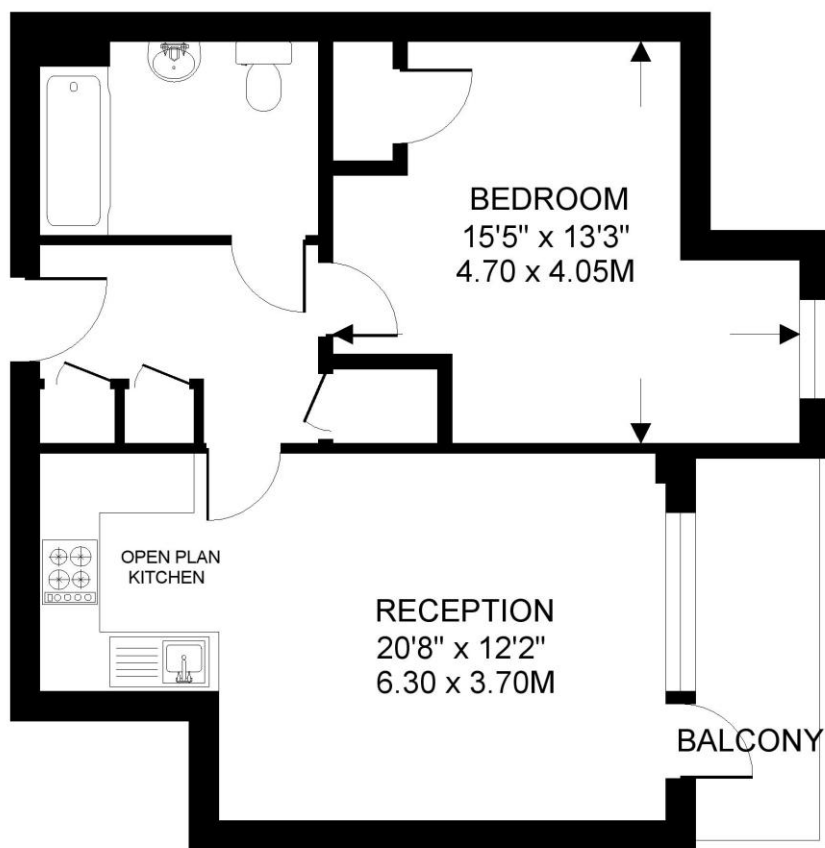
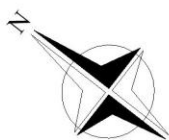
Elephant and Castle Overground and Underground Stations (Northern Line, Bakerloo Line and National Rail) are approximately 0.7 miles away. London Bridge Underground Station (Northern Line & Jubilee Line) is approximately 0.8 miles away. Borough Underground Station (Northern Line) is approximately 0.8 miles away. The area is well served with bus routes into Central London and beyond.

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	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LAUREL APARTMENTS. SE17  
1 BEDROOM FLAT

Approximate gross floor area  
536 SQ.FT / 49.8 SQ.M.



SIXTH FLOOR

Copyright: These plans should not be reproduced by any other person, without permission.  
Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington

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

**Winkworth**

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.