



Manor Place, London, SE17

£600,000 Leasehold

A great opportunity to acquire a modern two-bedroom, one-bathroom apartment on the third floor of a unique pub-conversion situated on Manor Place in Elephant & Castle. EPC Rating B.

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LOCATION

The flat is located a short walk away from Kennington Underground Station and there are plenty of local amenities to be found along Walworth Road including local supermarkets, shops, bars and restaurants. Across the road are the allotments of Walworth Garden Farm and Kennington Park is a short walk away.

DESCRIPTION

Enter the apartment on the third floor and you are greeted by a spacious hallway that separates the living space at the front from the bedrooms and bathroom to the rear. This flat is on the top floor of the building and therefore has an abundance of natural light, with views looking out to St. Paul’s Dome and the Palace of Westminster.

Upon entry and bearing right, you will find the large open plan kitchen/reception room that has direct access to some outdoor space via bi-folding doors. The Italian designed kitchen contains all the latest Siemens made mod cons and has been finished to a high standard. Here you will find plenty of storage space, an integrated microwave, dishwasher and fridge-freezer with an induction hob and splash back. The work surfaces are made from a composite stone and there is also engineered wooden flooring.

The sitting room is spacious with an abundance of room for sofas, dining table and chairs, and coffee table.

Continue down the corridor past hangers for coats and jackets where you will find a large storage cupboard which currently holds the washing machine neatly concealed. The large bathroom is equipped with a large stand-alone built-in overhead shower, separate bath, sink, W.C and heated towel rail with a large vanity mirror.

Next door, you will find the second bedroom which provides ample space for a double bed with additional space reserved for free-standing furniture.

The larger main bedroom at the end of the corridor is wonderfully light thanks to dual-facing aspects and again provides ample space for a double bed and plenty of additional furniture.

LOCAL AUTHORITY

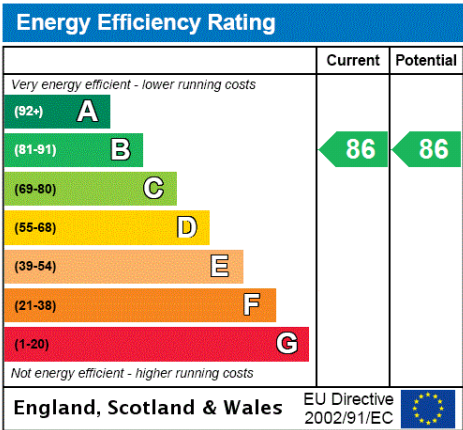
Southwark Council, London
Council Tax Band E

TENURE

Leasehold - 125 years from 25 December 2015
Ground rent: £350 per annum
Service charge: Circa £665 paid half yearly

DIRECTIONS

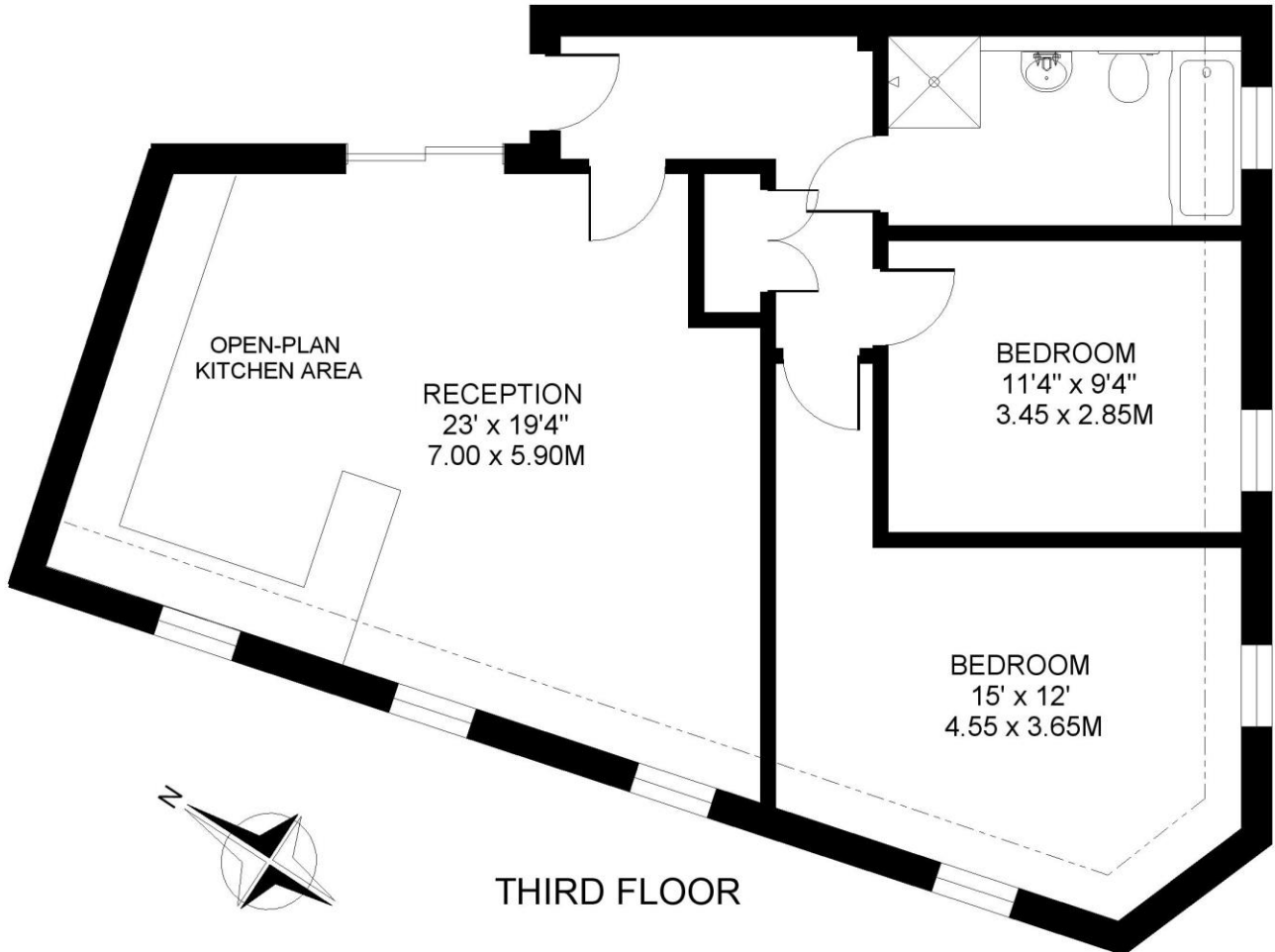
Kennington Underground Station (Northern Line-both branches) is approximately 0.3 miles away. Elephant & Castle Overground and Underground Stations (National Rail, Bakerloo & Northern Lines) are approximately 0.6 miles away. The area is also well served by bus routes into Central London and beyond.





MANOR PLACE. SE17
2 BEDROOM FLAT

Approximate gross floor area
790 SQ.FT / 73.4 SQ.M.



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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