



**Kennington / Oval Sales**, 4-6 Clapham Road, London SW9 0JG  
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## STEAD STREET WALWORTH



**SOLD**

**REF: 2781044**

### **2 Bed, Purpose Built Apartment, Private Garden, Permit Parking**

No Chain - Originally the 'show' flat - Open Plan - Over 900 sq ft - Private Garden - Hand made units by Poliform

A TRULY SPECTACULAR apartment with a rare private garden, located only a 10 minutes' walk away from Elephant and Castle station ( Bakerloo and Northern Line). No onward chain. The property offers a very spacious open living room with a TV unit designed and hand built in Italy by Poliform. The room is open plan with the kitchen being fully integrated and having quality fittings. Benefiting from a private garden which then leads onto the communal garden, creating a delightful open space, unqi... [continued below](#)

**Train/Tube** - Kennington, Borough, Elephant & Castle

**Local Authority/Council Tax** - Southwark

**Tenure** - Leasehold

**ludlowthompson**



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# STEAD STREET WALWORTH



Garden



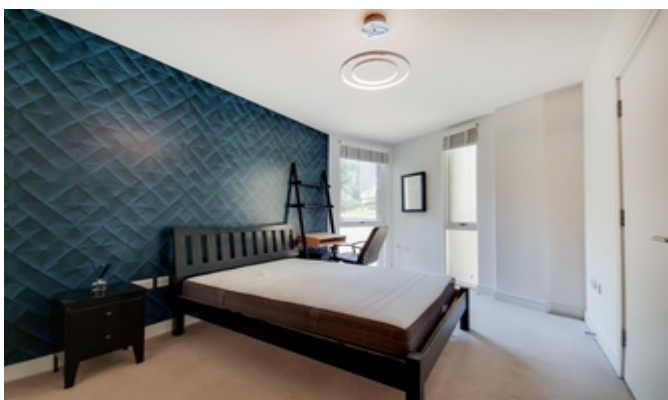
Reception



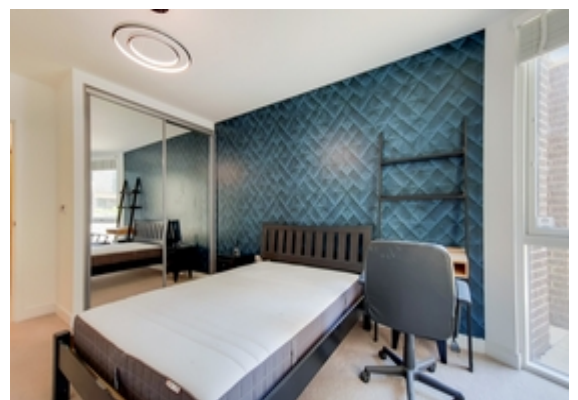
Kitchen



Reception



Main Bedroom



Main Bedroom



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# STEAD STREET WALWORTH



Main En Suite



Bedroom 2



Bedroom 2



Bathroom



Garden



Exterior



# STEAD STREET WALWORTH



Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture of furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



## STEAD STREET WALWORTH



A TRULY SPECTACULAR apartment with a rare private garden, located only a 10 minutes' walk away from Elephant and Castle station ( Bakerloo and Northern Line). No onward chain.

The property offers a very spacious open living room with a TV unit designed and hand built in Italy by Poliform. The room is open plan with the kitchen being fully integrated and having quality fittings.

Benefiting from a private garden which then leads onto the communal garden, creating a delightful open space, unique to this flat. All these ground lie within the secure entry of the development.

There are two large double bedrooms. The main bedroom has fitted wardrobes and an ensuite bathroom.

The second double bedroom has built in wardrobe, desk & shelving, also by Poliform. There is also a modern, high spec main bathroom, huge storage and utility cupboards along the hallway.

Only a 10 minute walk to Elephant and Castle (Northern/Victoria Lines, rail, Thameslink), and part of an area that is undergoing lots of regeneration, making this a sound future investment. It takes less than 15 minute cycle to the city, Waterloo and London

### Tenure Details

Tenure - Leasehold

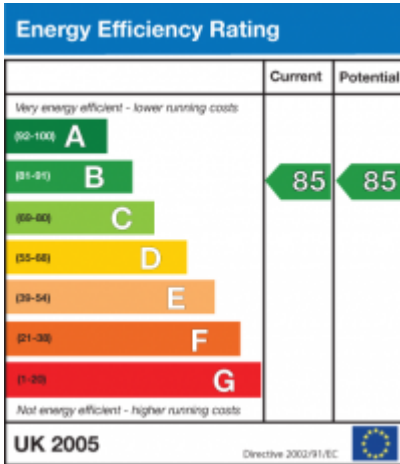
Lease Length - 119 years

Ground Rent - £450 per year

Service Charges - £65.30 per month

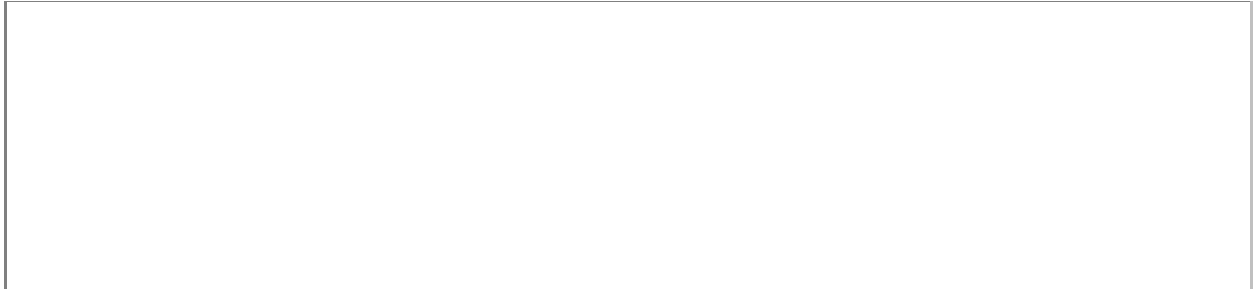


# STEAD STREET WALWORTH





## STEAD STREET WALWORTH



**CALL 020 7820 4100**

**REF: 2781044**

**When you want to view a property through us it helps to bear in mind the following:**

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

**To arrange a viewing for this property please contact our Kennington / Oval Sales Office quoting 2781044**

**DISCLAIMER**

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

**PLEASE NOTE BEFORE PROCEEDING**

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.