



Kennington / Oval Sales, 4-6 Clapham Road, London SW9 0JG
T 020 7820 4100 E ovalsales@ludlowthompson.com W www.ludlowthompson.com

STEAD STREET WALWORTH



£525,000 FOR SALE

REF: 2804084

1 Bed, Purpose Built Apartment, Private Terrace & Communal Garden

Large Private Patio - Over 740 sqft - Luxury Apartment - Chain Free - Bike Storage - 2 Communal Gardens

Offers in excess of £525,000. Offered to the market CHAIN FREE is this wonderful modern and luxury apartment, featuring underfloor heating, private balcony, secure entry system, bike storage and two communal gardens. The apartment also benefits from being over 740sqft - a 1 bed as large as a 2 bed! As you enter the apartment you are met with a bright and spacious hallway, with double and single storage cupboards. The open plan kitchen/reception has a wonderful layout, enhancing the feeling of... **continued below**

Train/Tube - Elephant & Castle
Local Authority/Council Tax - Southwark

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Exterior



Reception



Reception



Kitchen



Kitchen

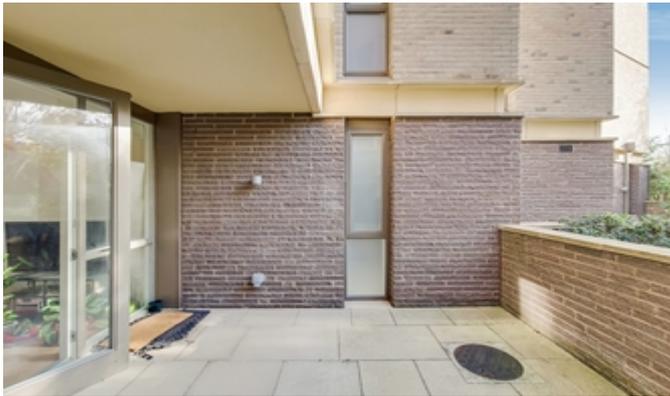


Patio



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Patio



Patio View



Bedroom



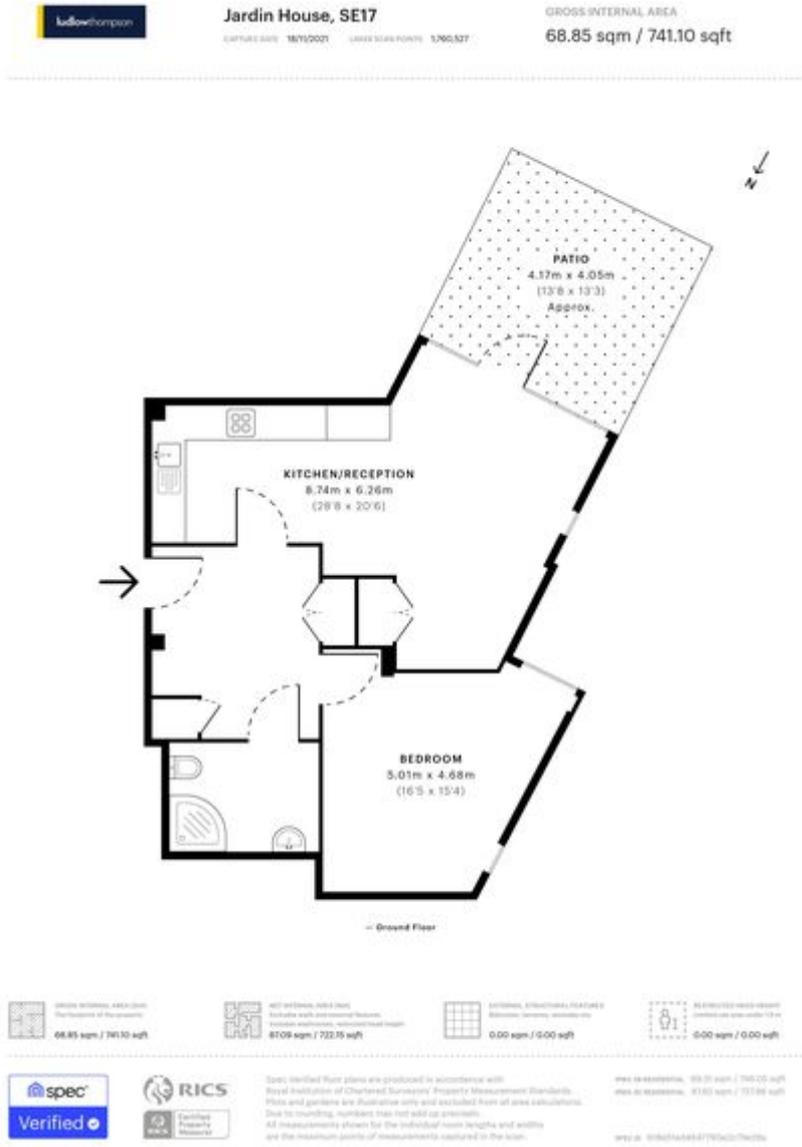
Bedroom



Bathroom



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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 or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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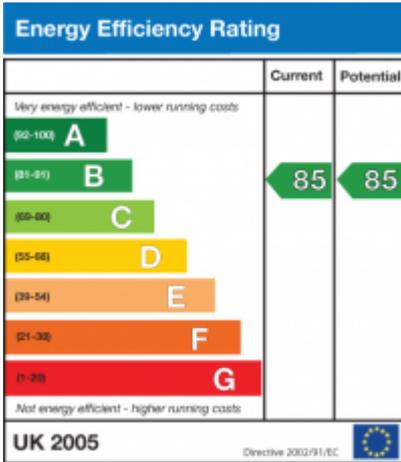
Offers in excess of £525,000. Offered to the market CHAIN FREE is this wonderful modern and luxury apartment, featuring underfloor heating, private balcony, secure entry system, bike storage and two communal gardens. The apartment also benefits from being over 740sqft - a 1 bed as large as a 2 bed!

As you enter the apartment you are met with a bright and spacious hallway, with double and single storage cupboards. The open plan kitchen/reception has a wonderful layout, enhancing the feeling of light and space in this room. The current residents have utilised the corner of the reception room and set up a desk area making this a fantastic space to work from home. There is a further double storage cupboard in the reception area. This room is filled with natural light from wall to wall windows and doors opening up onto a delightful, large and easy to maintain patio area, which is a great blank canvas if you are keen to create an urban garden. The double bedroom is larger than average and has two floor to ceiling windows allowing in an abundance of light. The bathroom is a real show stopper, with wet room style shower and laid with beautiful tiling from floor to ceiling.

The property is a short 10 minute walk to Elephant & Castle Station (Northern and Victoria Lines, Southeastern Rail and Thameslink), providing superb transport in and around London, if you prefer to cycle into the city it will only take around 15 minutes. The property is on the doorstep of the beautiful and historic Nursery Row Park which includes 2 playground areas, a wildlife meadow and a community orchard. The property is also a short walk to Burgess Park, where you can relax with a coffee from the parks café, take a stroll around the lake or take part in one of the many sporting activities. With an increasing number of local amenities and the surrounding area undergoing lots of regeneration, this property would make a fantastic investment.

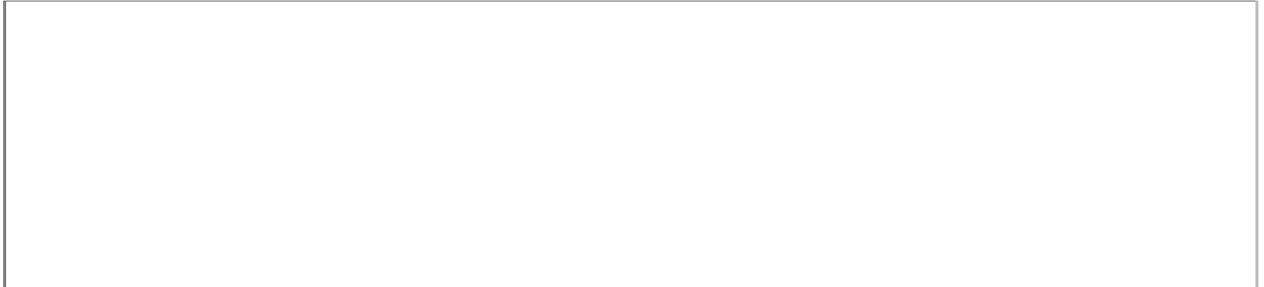


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When you want to view a property through us it helps to bear in mind the following:

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 2804084

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.