

Larcom Street, London, United Kingdom, SE17

£399,950 Share of Freehold

Winkworth are proud to present a delightful two bedroom, ground floor flat situated within the tranquil Larcom Street Conservation Area. EPC Rating D.

LOCATION

Larcom 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

The flat is located on the ground floor of this attractive, Victorian building on Larcom Street Conservation Area. It is arranged to provide two double bedrooms, kitchen, generous living area a bathroom and a small garden to the side.

Upon entering the flat, you are greeted by a hallway which has both bedrooms opposite. The larger of the bedrooms has space for a double bed and freestanding furniture. Adjacent, the smaller bedroom also has room for a double bed.

After continuing through the hallway, you will find the reception room, kitchen and bathroom. The reception room provides room for a variety of furnishings, such as a sofa, table and chairs. The kitchen has good storage as well as an electric oven, hob and stainless-steel sink. The bathroom is situated off the kitchen and is a tiled suite which comprises a bath, hand basin and a W.C.

To the rear of the property, is a quaint garden which provides room for outside dining, or a garden shed for storage.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £Nil

Ground Rent - £50.00 per annum

Council Tax Band - C

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating

Sewerage – mains connected

Broadband – Standard

LOCAL AUTHORITY

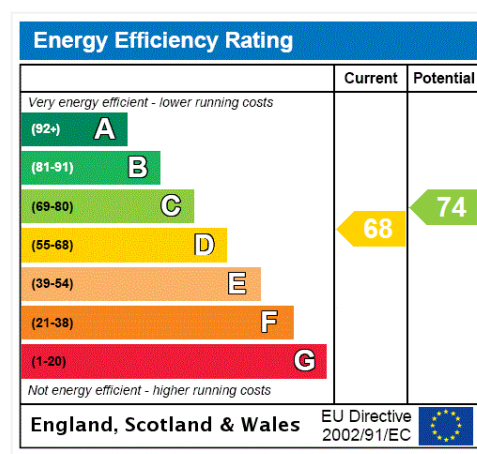
Southwark Council

TENURE

Share of Freehold – 999 years

DIRECTIONS

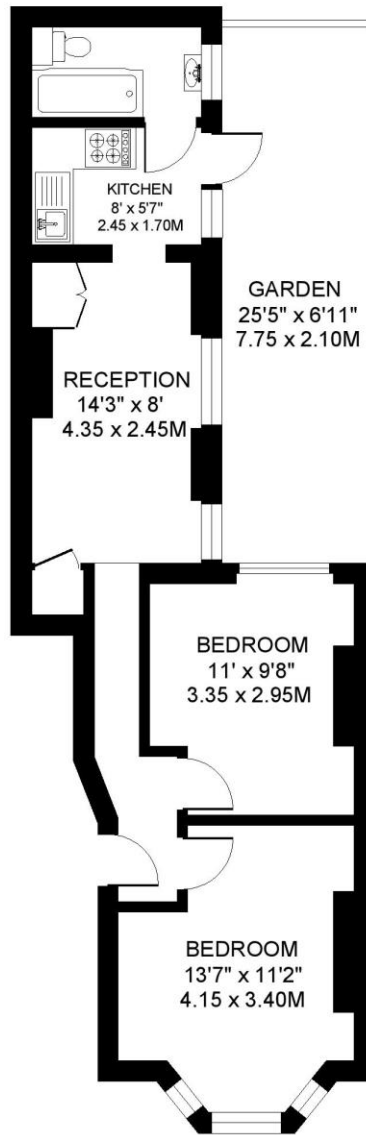
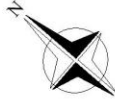
Elephant and Castle overground/underground (National Rail, Northern and Bakerloo line) are approximately 0.6 miles away. Kennington Underground Station (both branches of Northern Line) is approximately 0.8 miles away. Walworth is also very well served by a frequent bus service to the City, West End and beyond.





LARCOM STREET SE17
2 BEDROOM FLAT

Approximate gross floor area
496 SQ.FT / 46 SQ.M.



GROUND FLOOR

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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