



Pilton Place, London, SE17

£395,000 Leasehold

A well-maintained and spacious three-bedroom flat, located on the third floor of a Victorian mansion block, with excellent transport links and Elephant Castle, Walworth Road and East Street market very close by.

LOCATION

The flat is situated on the third floor of a purpose-built development. This development is located just off East Street Market and provides access to a range of local amenities not to mention excellent transport links found close by.

DESCRIPTION

The flat is accessed via the third floor (with lift access), which leads you to the spacious hallway. The bathroom is immediately to the right, just off the hallway, and consists of a bath with overhead shower and sink. A separate W.C. is next to the bathroom.

Further down the hallway, there are two large storage cupboards, just ahead of the kitchen. The kitchen itself benefits from ample countertop workspace, with storage found both above and below the worktops. The kitchen is equipped with integrated electric fan powered oven and hob, sink and a large, double-glazed window overlooking the front of the flat. There is also space for a fridge freezer, washing machine and dishwasher.

Next to the kitchen, is the main bedroom which is spacious and bright thanks to its south-west facing aspect which similarly applies to the majority of the flat. This bedroom has plenty of space to accommodate a king-size bed with additional space reserved for free-standing furniture. The smaller third bedroom is next to this.

The sitting room is equally spacious with laminate wooden floors and a wonderful Victorian bay window allowing for plenty of light to flood the room. The space allows for multiple sofas, coffee table and perhaps a small dining table and chairs.

The third bedroom found at the end of the hallway provides plenty of space to accommodate a double bed and additional space for storage.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £1,481.00 per annum

Ground Rent - £400.00 per annum

Council Tax Band - C

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband - Ultrafast Full Fibre Broadband

LOCAL AUTHORITY

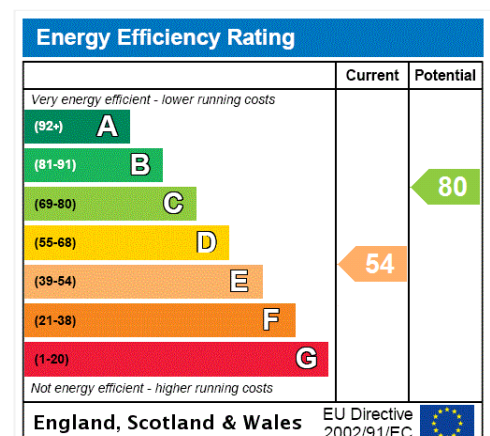
Southwark Council

TENURE

Leasehold - 125 years from 1 January 2005

DIRECTIONS

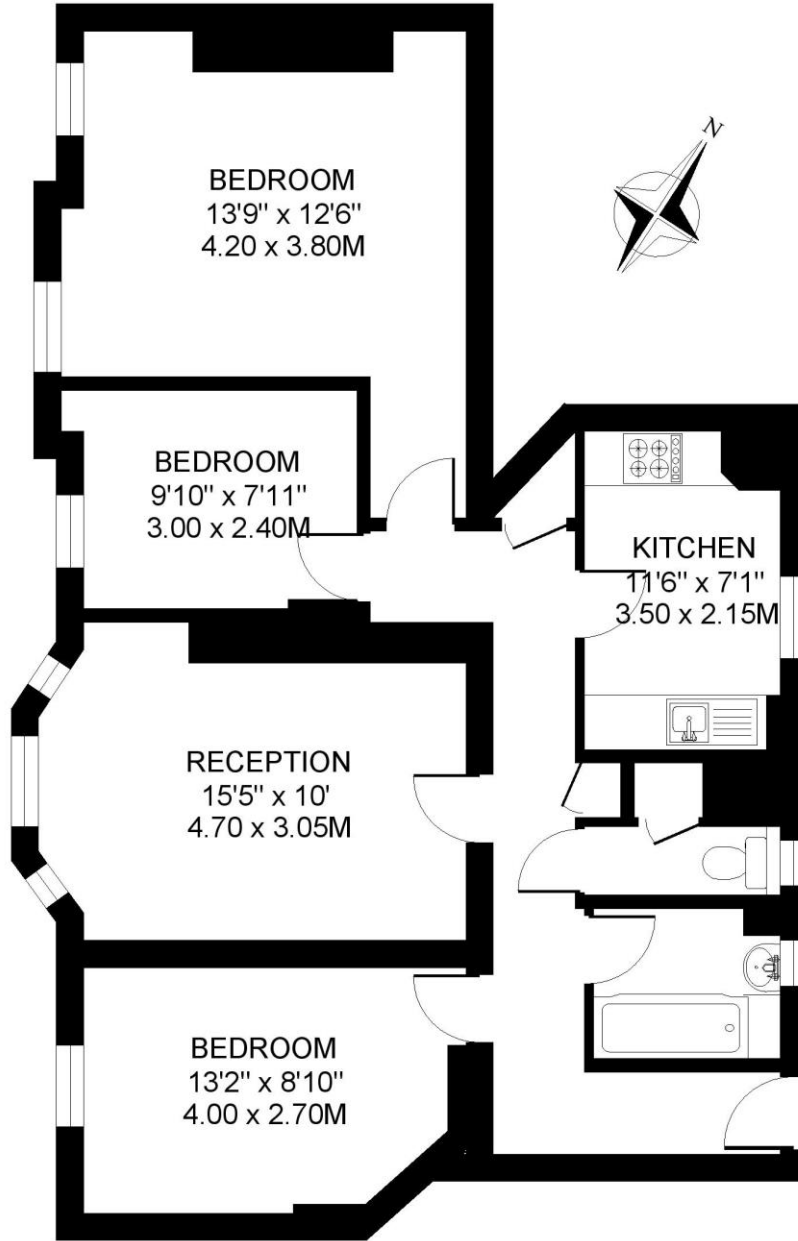
Elephant and Castle (National Rail, Northern & Bakerloo Lines) and Kennington Stations (Northern Line-both branches) are approximately 0.6 miles away. There is also a frequent bus service from the Walworth Road providing access to the Central London, the city and beyond.





PILTON PLACE SE17
3 BEDROOM FLAT

Approximate gross floor area
874 SQ.FT / 81.2 SQ.M.



THIRD 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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