



**Amelia Street, London SE17**

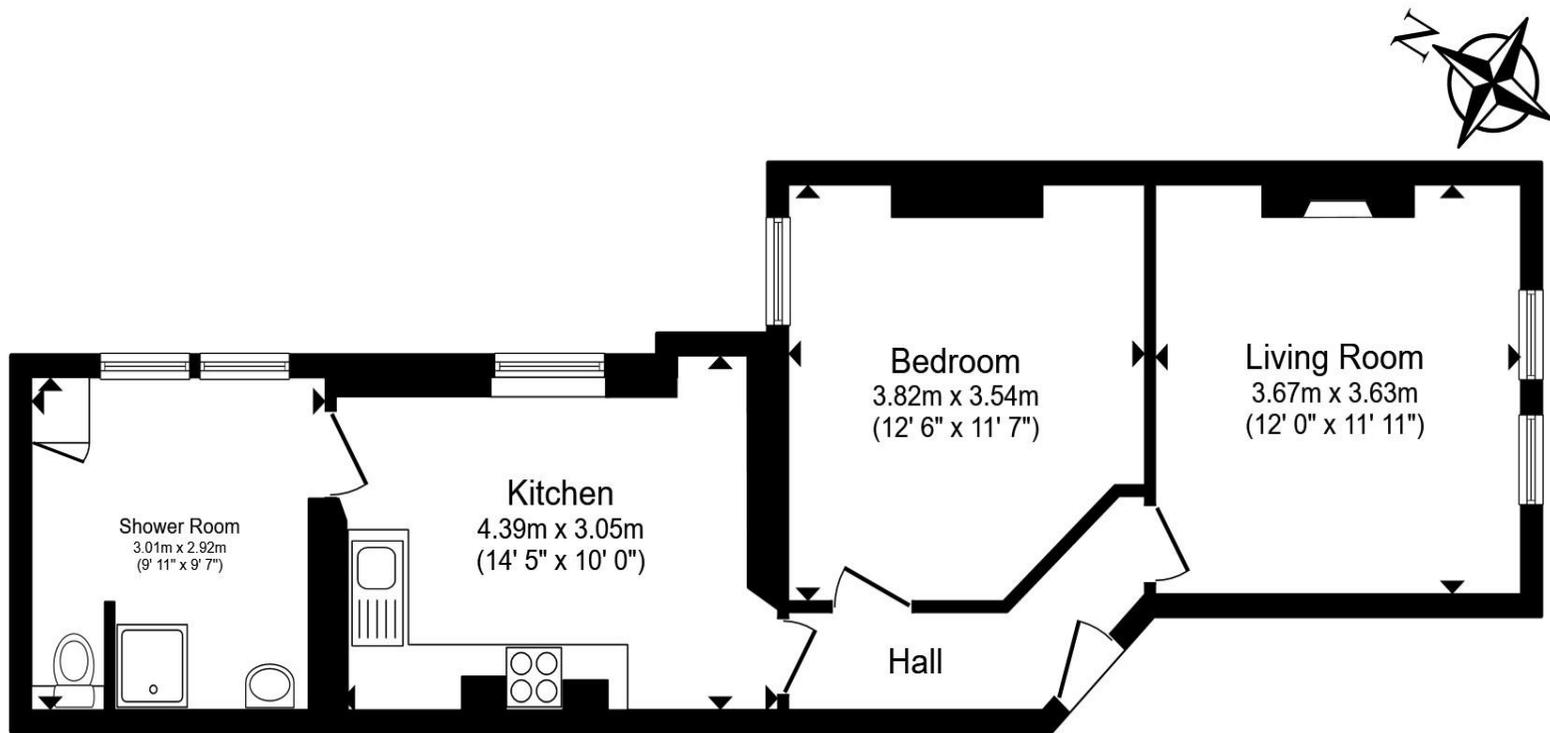


**welcome to**  
**Amelia Street, London**

Available for sale with no onward chain is this large one double bedroom period apartment situated on the first floor of the iconic Pullens Buildings, which could easily be reconfigured into a two bedroom. This light and airy apartment boasts a wealth of charm and character associated with its heritage and has beautiful views of Pullens Gardens. The communal roof terrace offers a spectacular 360 degree view. The property is situated in a sought after residential location and is close to the wide selection of amenities available in Elephant Park and on the Walworth Road. Kennington Tube Station (Northern Line), Elephant & Castle Station (Bakerloo Line, Northern Line and Overground) and a multitude of bus routes into the city are a short walk away. The green space of Pullens Gardens is on the doorstep and Pasley Park can also be found nearby.

Accommodation comprises an entrance hall, one double bedroom, large living room, kitchen-diner and bathroom.





## Floor Plan

Total floor area 53.6 m<sup>2</sup> (577 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## Amelia Street, London

- One Double Bedroom
- Roof Terrace
- No Onward Chain
- First Floor
- Easy Conversion to Two Bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1193.70

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Feb 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £400,000



Please note the marker reflects the postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/KGT111139](https://www.barnardmarcus.co.uk/Property/KGT111139)



Property Ref:  
KGT111139 - 0003

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