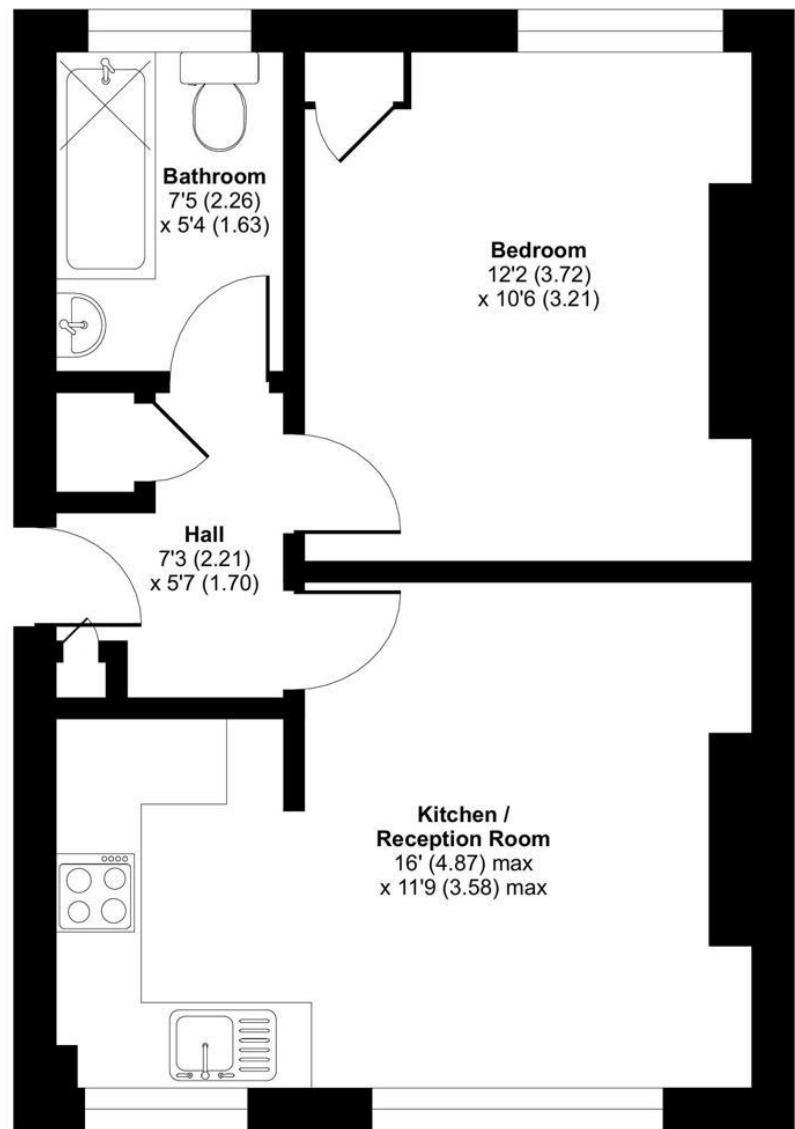


Chatham Street, Southwark, London, SE17

Approximate Area = 397 sq ft / 36.8 sq m  
For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary. Please verify independently before making decisions. Produced for Acorn Group. REF: 1504003

We endeavour to check the accuracy of these sales particulars, but can offer no guarantee. We therefore must advise that any prospective purchaser employ their own independent experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested or checked.

GP £325,000 Leasehold  
Chatham Street, London, SE17

1 1 1

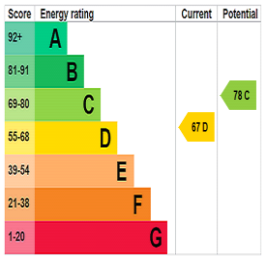


Top Floor One Bedroom Period Flat with Park Views

|                                     |                           |
|-------------------------------------|---------------------------|
| Top Floor Flat                      | No Onward Chain           |
| Zone 1 Location                     | Ideal First-Time Purchase |
| 103 Year Lease                      | Low Service Charge        |
| Pleasant Views Overlooking The Park | Excellent Transport Links |

View details of this property online by visiting  
<https://www.acorngroup.co.uk/KNN240629>

To Book a viewing, call 020 7820 6090





## Chatham Street, London, SE17

**\*\* Guide Price £325,000 - £350,000 \*\***

A bright and well-presented One-Bedroom Top-Floor Flat within an attractive period building, ideally positioned on Chatham Street, SE17, directly opposite 'Salisbury Row Park' and offered to the market with no onward chain.

This appealing home enjoys pleasant views across the park, excellent natural light throughout and the added benefit of a private loft space providing valuable additional storage. The property is ready to move into and offers well-balanced accommodation.

Perfectly positioned in Zone 1, the flat benefits from excellent transport connections with Elephant & Castle Underground station (Bakerloo & Northern lines), National Rail services and numerous bus routes providing easy access across London. Many of London's most recognisable destinations, including The Shard, Borough Market and Bermondsey Street, can be reached within approx. 20 minutes.

The property is also just moments from Elephant & Castle's vibrant selection of bars, restaurants, cafés and shops, while Salisbury Row Park provides an attractive green outlook and open space on the doorstep.

Further benefits include a low service charges and a 103-year lease

Tenure: Leasehold

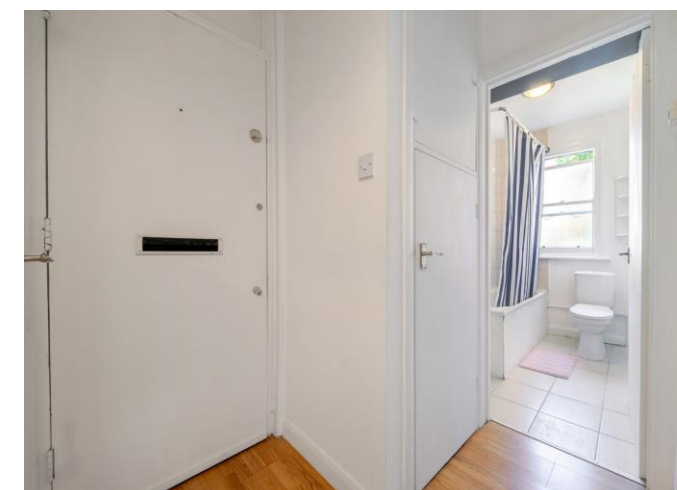
Lease Length: 125 years from 10th June 2002 (103 years remaining)

Service Charge: £920 per annum

Ground Rent: £10 per annum

Southwark Council - Council Tax Band: B

Energy Performance Rating: D



**More photos available online!**



**Kennington**  
kennington@acorngroup.co.uk / 020 7820 6090  
325 Kennington Road, Kennington SE11 4QE

**View this property online at: <https://www.acorngroup.co.uk/KNN240629>**