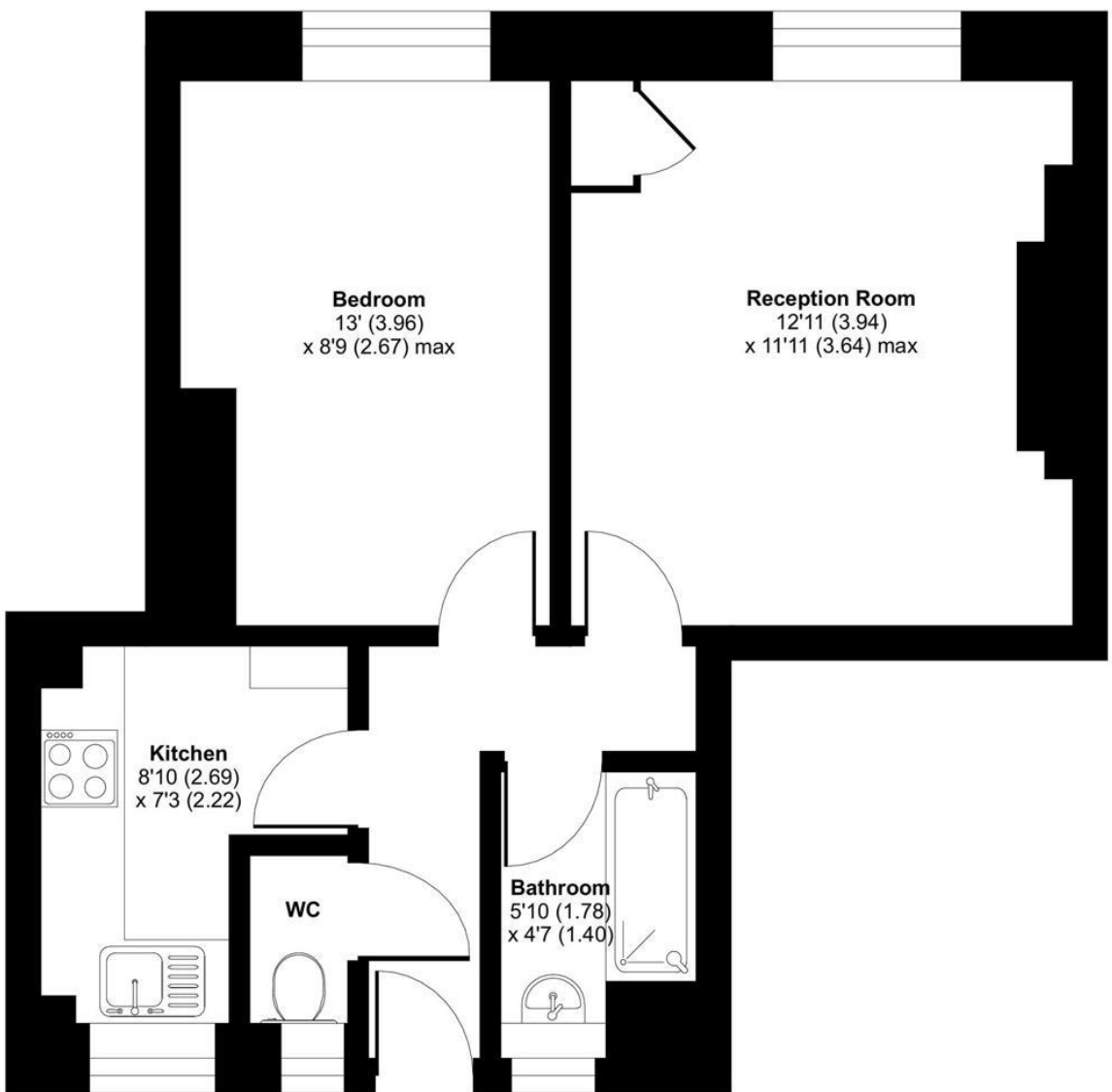


King & Queen Street, London, SE17

Approximate Area = 427 sq ft / 39.7 sq m
For identification only - Not to scale



FOURTH 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: 1511952

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.

Offers Over £300,000 Leasehold
King & Queen Street, London, SE17

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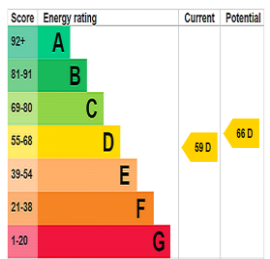


One Bedroom Apartment

Fourth-floor apartment in Gray House	No onward chain
Bright and spacious accommodation	Requires some updating and modernisation
Well-sized bedroom and reception room	Excellent South London location
Separate kitchen, bathroom and WC	Motivated seller

View details of this property online by visiting
<https://www.acorngroup.co.uk/KNN260015>

To Book a viewing, call 020 7820 6090





King & Queen Street, London, SE17

Set within the secure and well-maintained Gray House, this fourth-floor apartment offers spacious and bright accommodation with excellent potential for someone looking to put their own stamp on a property. Ideally suited to first-time buyers, professionals, or investors, the apartment would benefit from some updating and modernisation, making it an exciting opportunity for those looking for a home with scope to improve.

Perfectly positioned for commuters, the property is within easy reach of Elephant & Castle Station, providing excellent access to the Bakerloo and Northern lines, as well as Thameslink services.

Internally, the property comprises a spacious reception room, a well-proportioned bedroom, a separate kitchen with useful storage, a bathroom, and a separate WC. The apartment benefits from additional built-in storage, offering plenty of practical space.

The property has been well cared for over the years but would now benefit from some love, attention and general refurbishment. This provides an excellent opportunity for a new owner to modernise the apartment to their own taste and potentially add value.

The building has also benefited from improvements to communal areas, lighting and security systems.

Ideally located close to a wide range of local amenities, the property is within easy reach of East Street Market, Walworth Road, Elephant & Castle and Old Kent Road, offering a great selection of shops, cafés, restaurants and everyday conveniences.

Offering generous proportions, excellent natural light, strong transport connections and plenty of scope for improvement, this fourth-floor apartment in Gray House presents an excellent opportunity for buyers seeking a property they can make their own in a vibrant and well-connected part of South London.

Tenure - Leasehold

Leasehold - 125 years from 9th May 2005 (104 years remaining)

Service Charge - £1,296 PA

Ground Rent - £10

Southwark Council - Council Tax Band - A

Energy Efficiency 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/KNN260015>