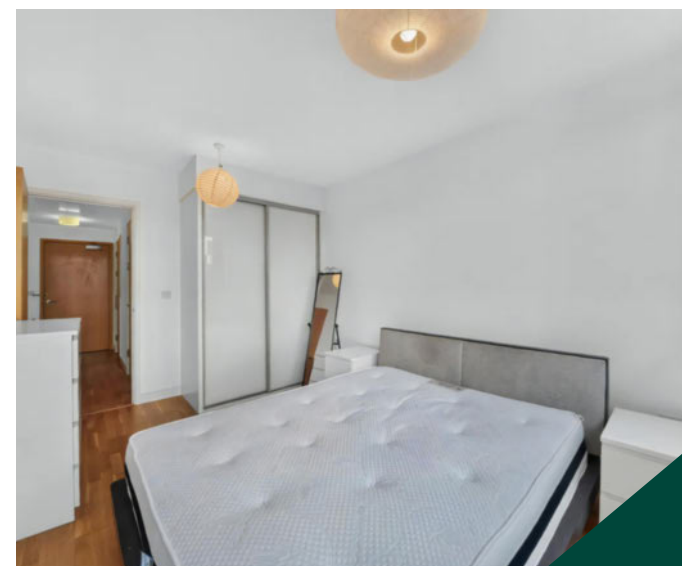
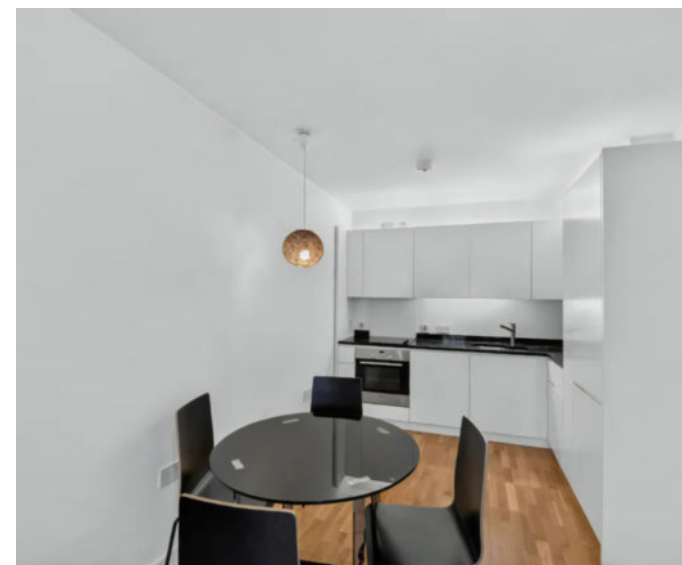




Printworks, Amelia Street, Walworth, SE17

Asking price **£365,000** | Leasehold



Printworks, Amelia Street, Walworth, SE17

-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Roof Terrace
-  Secure Community
-  Local Amenities
-  24-Hour Concierge
-  0.3 MI Elephant & Castle

This stylish one bedroom apartment is set within The Printworks, a modern and well- maintained development in the heart of Elephant & Castle. The property offers a bright open-plan living and dining space, a sleek contemporary kitchen, a generous double bedroom, and a high-quality bathroom finished with modern fittings. Large windows provide excellent natural light throughout, while the clean, minimalist interior design makes the home ideal for first time buyers, investors, or anyone seeking a comfortable and well-connected London base.

Printworks is a popular, gated development formed around a landscaped courtyard piazza with a daytime concierge and 24hr security.

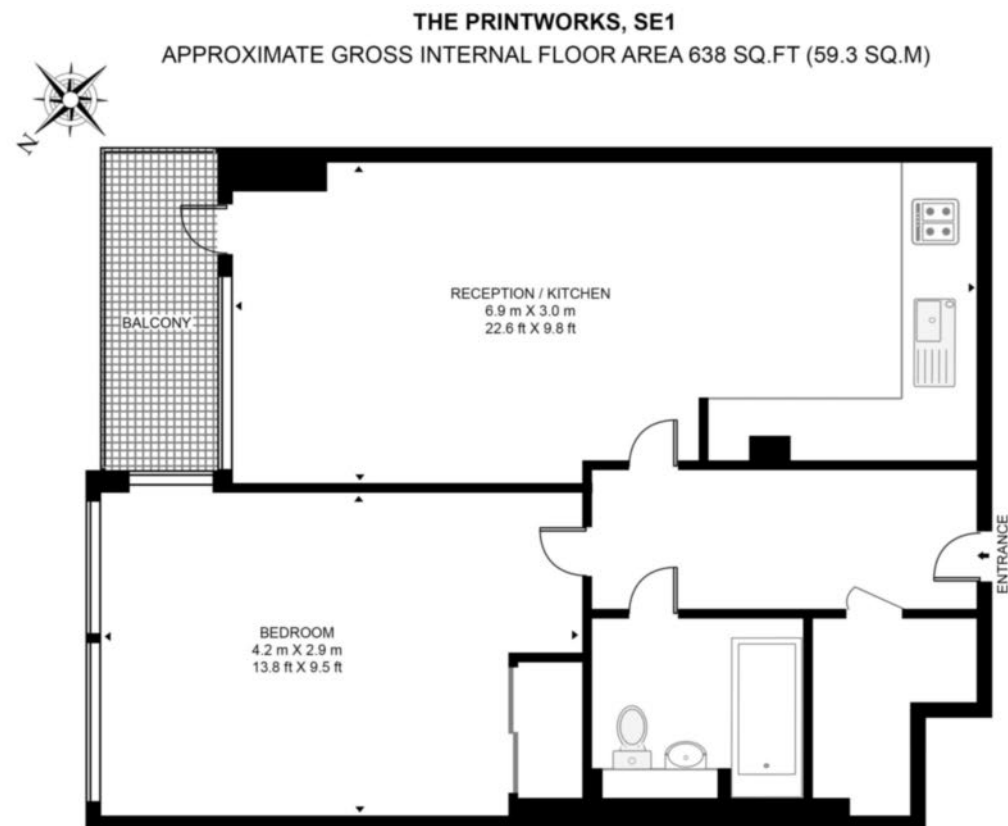
The development is situated just a short distance from Kennington's Oval cricket ground, moments the shops and local amenities of Elephant and Castle and the surrounding area. Located moments away from Walworth Road and Elephant and Castle underground station.

Tenure:	Leasehold (234 years remaining)	Local Authority:	Southwark Council
Ground Rent:	£250 p.a.	Council Tax Band:	D
Service Charge:	£4,400 p.a.	EPC:	B



Floorplan

638 sq ft | 59.3 sq m



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Strata

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Sales

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IMPORTANT NOTICE - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

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