



South Central, Steedman Street, Walworth, SE17

Asking price **£545,000** | Leasehold



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-  2 Bedrooms
-  2 Bathrooms
-  1 Reception
-  Air Conditioning
-  Communal Area
-  24-Hour Concierge
-  Local Amenities
-  0.4 MI Elephant & Castle

A beautifully presented two-bedroom apartment with a separate study, set within a contemporary and secure modern development, ideally positioned in the heart of the thriving Elephant & Castle regeneration district.

Extending to approximately 1,230 sq ft, the apartment offers a stylish and exceptionally well-designed living environment, with a generous open-plan kitchen and reception room forming the impressive heart of the home. The space benefits from excellent proportions, abundant natural light, full-height glazing, attractive wood flooring and the added comfort of air conditioning.

The contemporary kitchen is finished to a high standard and features an extensive range of sleek cabinetry, generous work surfaces and a substantial central island, creating a superb setting for both everyday living and entertaining.

The apartment comprises two generously proportioned bedrooms, with the principal bedroom benefiting from fitted storage and a stylish en-suite

bathroom. A separate study provides a versatile additional space, ideally suited to working from home, a home office or further storage. The property is further complemented by a contemporary second bathroom, finished to a modern and stylish standard.

Situated within a highly sought-after development, residents enjoy 24-hour concierge service, lift access, beautifully maintained communal gardens and the added convenience of resident parking.

Ideally positioned to benefit from the continued regeneration of Elephant & Castle, the property is moments from an excellent selection of shops, restaurants, cafés, green open spaces and cultural attractions.

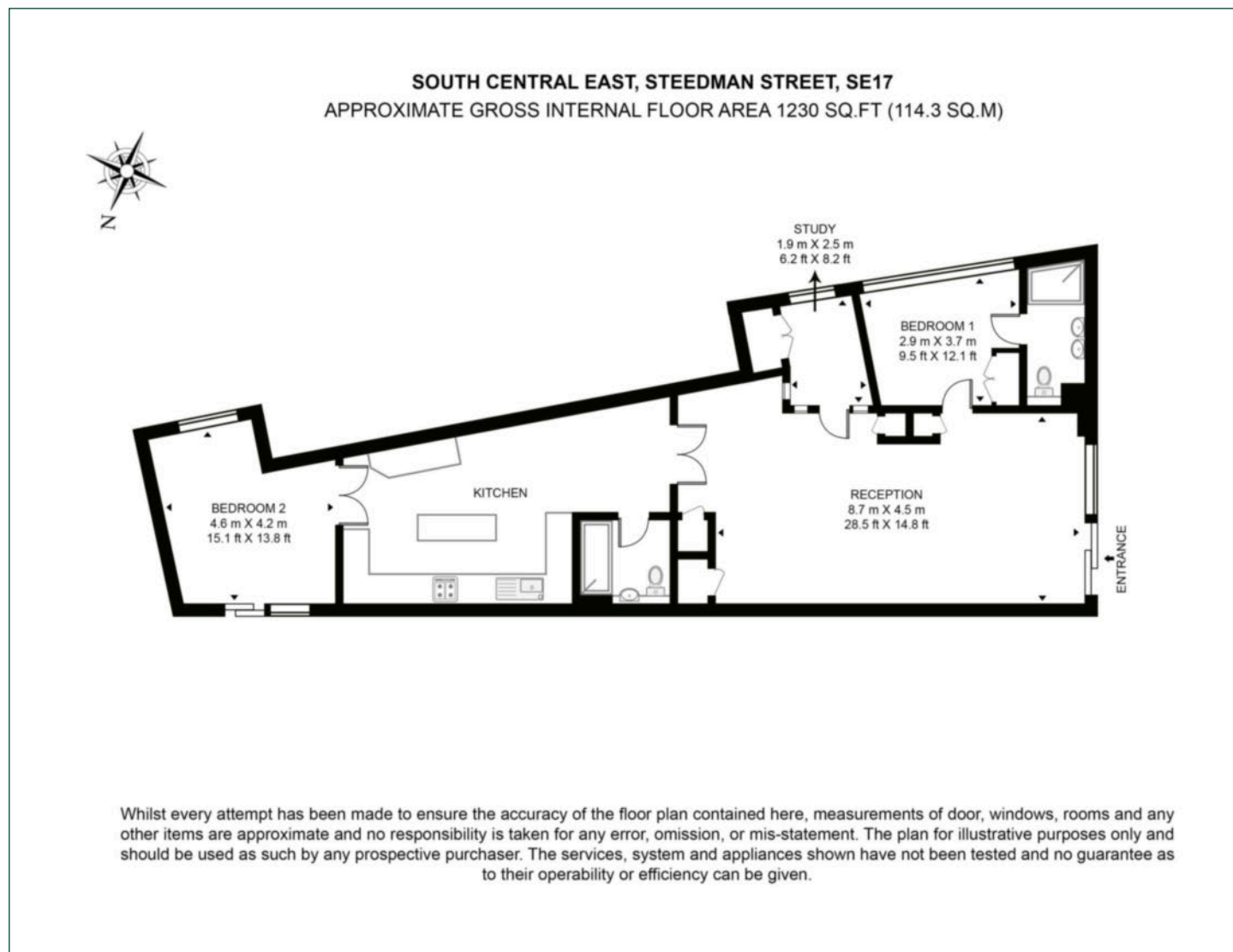
The property enjoys an exceptional location just moments from Elephant & Castle Underground and National Rail stations, providing fast and convenient access via the Bakerloo and Northern lines. Borough, London Bridge and the City are all within easy walking distance, while an extensive network of bus routes offers excellent connections across Central London and beyond.

Tenure:	Leasehold (102 years remaining)	Local Authority:	Southwark
Ground Rent:	£250 p.a.	Council Tax Band:	D
Service Charge:	£4,127.05 bi-annually	EPC:	D



Floorplan

1,230 sq ft | 114.3 sq m



Strata

Strata Tower, 10 & 12 Walworth Road, London, SE1 6EE

Sales

020 3869 2191 | propertymanagement@chaseevans.com

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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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