

63 WANSEY STREET LONDON, SE17 1FF

£1,000,000
LEASEHOLD

A spacious three bedroom, two bathroom townhouse with a substantial outdoor space and access to private communal gardens in the impressive Elephant Park, a short walk from all the amenities at Elephant and Castle SE17. Arranged over three floors, the accommodation extends onto an attractive back patio garden and its own private top floor terrace. On the ground floor are the kitchen/ diner, guest cloakroom and an informal living room which opens onto the back patio garden. Two double bedrooms and a family bathroom occupy the first floor. The master bedroom with an ensuite shower and the private terrace are configured on the second floor. and access to private communal gardens at the rear.

The development provides 24-hour concierge services, access to residents' lounge, communal gardens and a roof terrace. The development is located a short distance from Elephant and Castle station, which provides Underground and rail services.

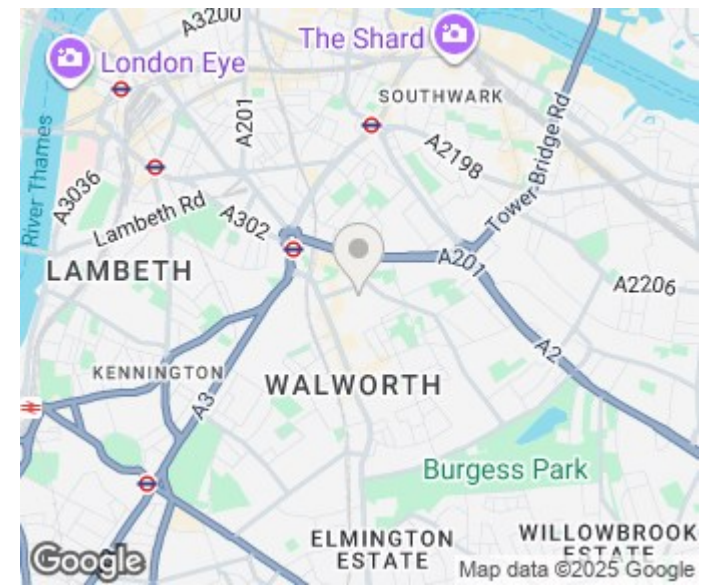
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Wansey Street

Approximate Gross Internal Area = 110.8 sq m / 1192 sq ft



Chase Evans makes every attempt to ensure accuracy, however all measurements are approximate. All aspects of this floor plan are for illustrative purposes only and not to scale. Errors and omissions excepted (E&OE).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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