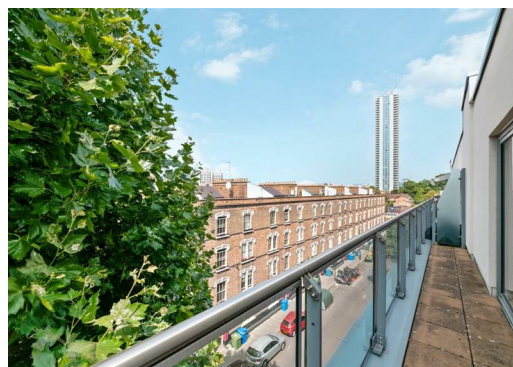




85 Crampton Street, London, SE17

This top (fourth) floor apartment offers 748 sq ft of living space. The open-plan kitchen and reception room is bright and spacious, with a door leading directly onto a private balcony that extends the full length of the property, with rooftop views towards the City.

Both bedrooms are well-proportioned to fit a double or king sized bed in the principal room. One bedroom also has direct access onto the balcony. They are both served by a modern family bathroom fitted with a white suite including a bathtub and overhead shower.

Wood flooring to the reception and the kitchen is fitted with an integrated oven and hob, fridge/freezer and washing machine.

The property is available with vacant possession, it is ready for immediate occupation. and could make an interesting investment opportunity.

Crampton Street is well placed for Elephant & Castle station (Northern and Bakerloo lines), with Burgess Park and Kennington Park Road close by.

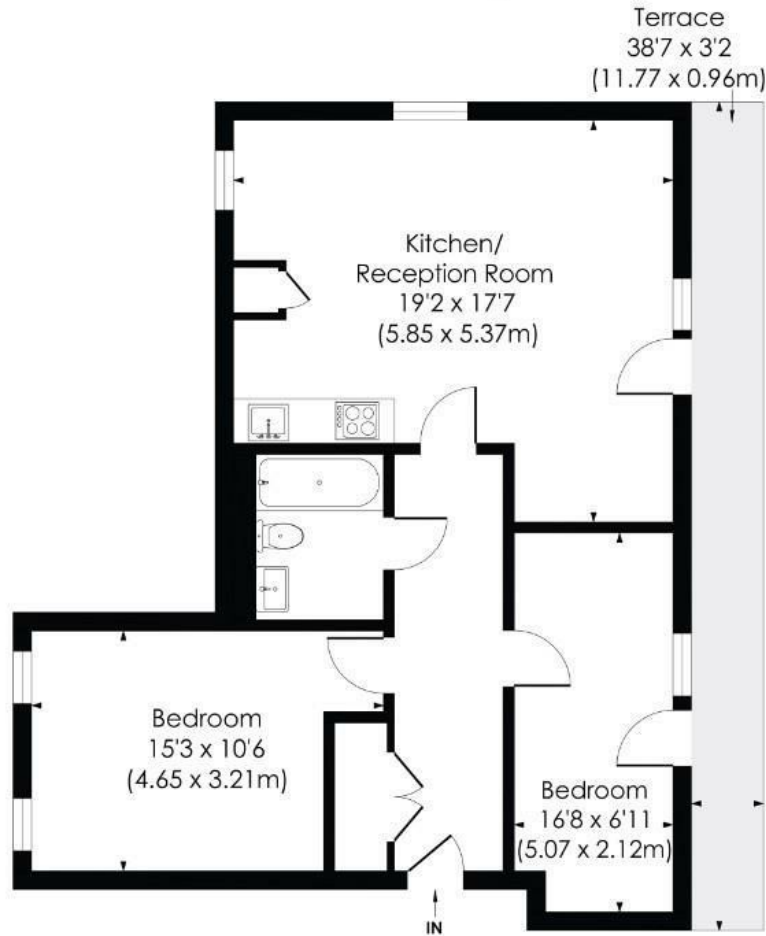
- Top floor flat with lift access
- Private balcony with skyline views
- Spacious open plan kitchen/living
- Two double bedrooms
- Family bathroom
- Vacant and chain free

Asking price £450,000

CRAMPTON STREET, SE17

Approx. Gross Internal Floor Area

748 Sq. ft/69.51 Sq. m

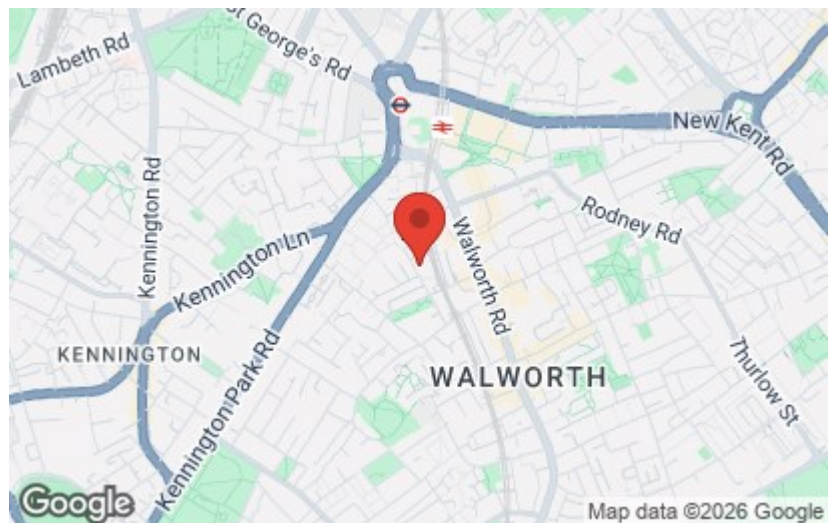


FOURTH FLOOR

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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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