





31 AYLESBURY ROAD

LONDON, SE17 2EQ

£400,000

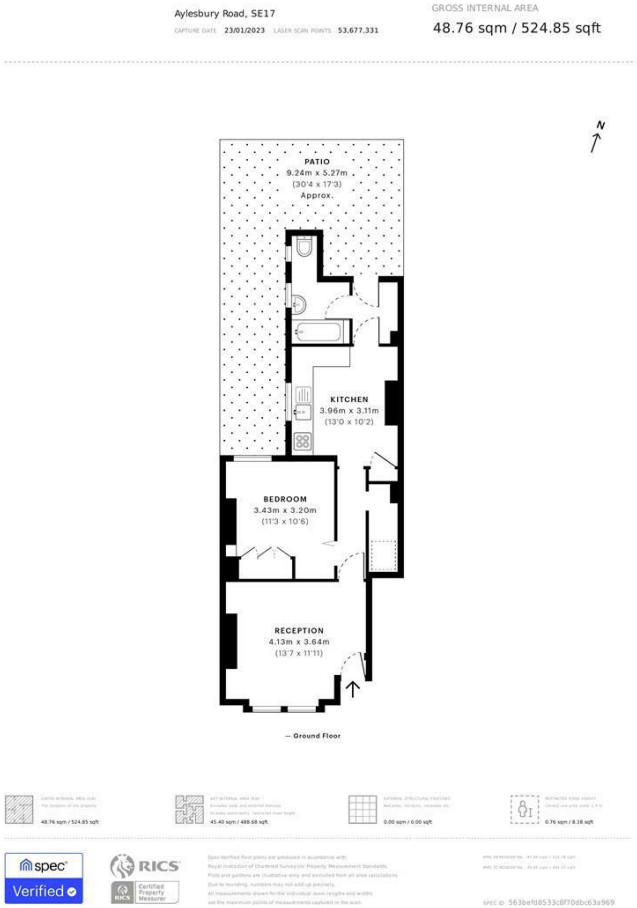
LEASEHOLD - SHARE OF FREEHOLD

GUIDE PRICE £400,000 - £425,000 This stunning period conversion, which benefits from its own private garden area. This 524 SQ FT one bedroom ground floor flat is located just 0.8 miles away from Elephant & Castle station, providing fantastic links into the City of London and beyond.

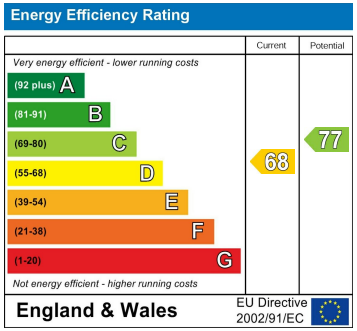
The property has it's own, private front door and enters in to a large living room. Just off the hallway there is a spacious room under the stairs, which can either be used as storage or a work-from-home space. There is also a large master bedroom, recently renovated kitchen, modern bathroom suite and a completely private patio'ed garden area. The property also benefits from a share of the freehold (with new 995 year lease) and a service charge that just includes the shared cost of the buildings insurance.

Here you will also benefit from the vibrant Walworth Road, East Street Market and Elephant and Castle all of being your doorstep. There is also the option to purchase bicycle storage on the street at an additional cost if required.

DouglasPryce







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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