



## 2 bed maisonette to buy in SE17

Dartford Street, London, London, London,  
SE17 3UB

**£270,000** Starting Bid

 x 2  x 1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING
- ✓ Shops and amenities nearby
- ✓ Wood Flooring
- ✓ Close to public transport
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

This split-level maisonette in Dartford Street, SE17, offers generous proportions, private outside space and a convenient location close to the heart of Elephant & Castle. With its own front door, two double bedrooms and a spacious reception with balcony, it provides a bright and practical base in Zone 1.

The layout is simple and well considered. On the second floor, the large reception room spans almost 20 feet in length, opening onto a private balcony – a rare bonus in this part of London. The separate kitchen is fitted in a straightforward style, with scope to modernise to suit personal taste. Upstairs, two well-proportioned bedrooms share a family bathroom. Both bedrooms are double-sized, making the property ideal for sharers, a young family, or anyone looking for flexible space to work from home.

The location is a real advantage. Elephant & Castle station (Zone 1/2) is within walking distance, offering both Northern Line and Bakerloo Line services along with National Rail, putting the West End, City and Canary Wharf within easy reach. Local bus routes are excellent, and cycling into central London is straightforward from here.

The surrounding area has seen significant regeneration in recent years, with a growing choice of shops, cafés and restaurants. Mercato Metropolitano is a standout nearby destination for street food and socialising, while Sayer Street brings together independent eateries and bars. Borough, Bermondsey Street and the South Bank are all close enough for weekend exploring, with food markets, galleries and riverside walks to enjoy.

Green space is better than many expect in this central location. Burgess Park is just a short walk away, offering wide open lawns, a lake and sports facilities, while Kennington Park is also within easy reach.

Altogether, this maisonette represents a practical and well-located home with strong rental appeal and plenty of potential to personalise. With its balcony, generous reception and own entrance, it offers more than most flats at this price point, right in the heart of one of London's fastest-changing areas.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 103

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £2,100.00

Price: Starting Bid £270,000

Property Type: Maisonette

Parking: On Street

Year built: 1950

Construction materials: Insulated concrete framework

Risk of floods and or erosion: No

Flooded in last 5 years: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

# Dartford Street, SE17

Total Area: 67.7 m<sup>2</sup> ... 729 ft<sup>2</sup> (excluding balcony)



This Floor plan is provided without warranty, of any kind. Bespoke Plans disclaims any warranty including, without limitation, satisfaction, quality or accuracy of any dimensions

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Dartford Street, London, London, London, SE17 3UB

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

