



## 1 bed apartment to buy in SE17

Huntsman Street, London, SE17 1QN

**£175,000** Starting Bid

🛏 x1 🚿 x1 🚿 x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ 1 Bedroom Apartment
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

We are proud to present to the market this lovely one bedroom flat for sale.

Situated within the well-connected and rapidly regenerating Elephant & Castle area, this spacious first-floor one-bedroom flat offers an excellent investment or first-time purchase opportunity and is being offered for sale via Pattinson Auction.

The property comprises a generously sized double bedroom offering ample space for both sleeping and additional furnishings, a separate fitted kitchen, and a private bathroom. Please note there is no separate living room, making the layout ideal for buyers seeking a practical London base or strong rental investment.

Knight House is conveniently positioned close to a wide range of local amenities, supermarkets, cafés, restaurants, and shopping facilities, with the vibrant regeneration of Elephant & Castle continuing to enhance the area's appeal. Residents also benefit from nearby green spaces including Burgess Park and Elephant Park.

The property enjoys excellent transport connections, with Elephant & Castle Station within easy reach, providing access to the Northern and Bakerloo Underground lines as well as Thameslink and National Rail services, offering direct routes into the City, West End, and beyond. Numerous bus routes also serve the area.

This property may appeal to investors looking for strong rental demand in a central London location, as well as owner-occupiers seeking convenient city living. Early interest is recommended

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 118

Annual Ground Rent Amount: £10.00

Annual Service Charge Amount: £1,500.00

Price: Starting Bid £175,000

Property Type: Apartment

Parking: On Street, Permit Parking

Year built: 1970

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: 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

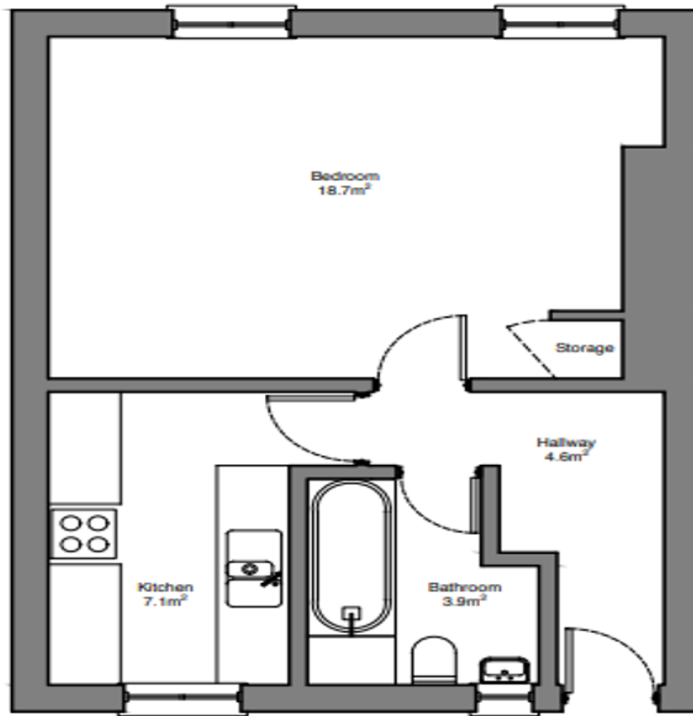
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



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>	74	79
(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	

Huntsman Street, London, SE17 1QN

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/>

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