

Hamptons

INTERNATIONAL



Queens Row, LONDON, SE17

3  3  1 

£880,000

(£875,000)

Property details



Key features

- **Unique Penthouse**
- **3 Bedrooms**
- **3 Bathrooms**
- **Lift**
- **1210 SqFt**

Attributes

- **Apartment**

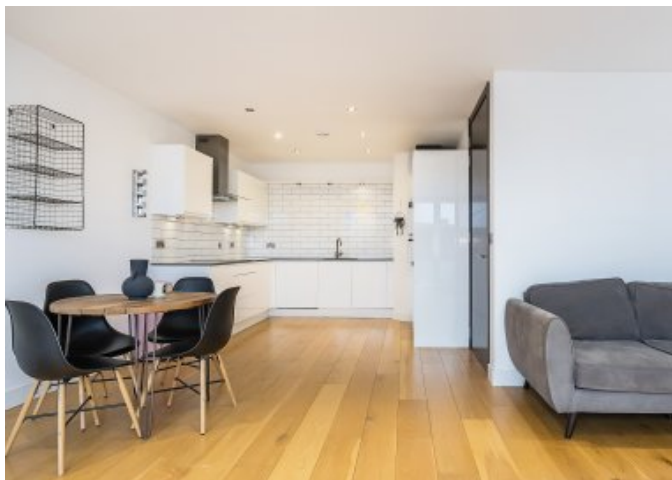
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Description

Spread over the top two floors of a converted historic Grade II listed scene painting studio, established by renowned scenic artist Joseph Harker and more recently used as a warehouse for West End sets. With exceptional interior design, and a great sense of light and space, this 1210 SQFT space has three bedrooms, and three bathrooms. Outside This property has a South facing wrap around roof terrace, accessed via bifold doors from the reception room. Situation Queens Row sits off the Walworth Road and is close to Elephant & Castle, which has excellent amenities including the locally loved East Street market, and Walworth favourites Louie Louie, Orbit Brewery and Hermanos Colombian Coffee under the railway arches. There are lots of hidden gems off the high street including the Sour Leaf Café, Rude n Boomin (with its wonderful Toasties), and The Electric Elephant Cafe. Burgess Park is a five-minute walk away and has tennis courts, two community gardens, and an expansive lake home to a varied array of the city's birdlife. The nearest stations are Elephant & Castle and Kennington, which are served by both branches of the Northern Line; the former also runs Bakerloo Line, National Rail and Thameslink services. Good bus routes run into Central London from Kennington and Walworth Road. The area experiences huge regeneration making it the perfect place to both invest and live. Additional Information Lease Length - 144 Service Charge - £2,900 PA Ground Rent - N/A Local Authority - Southwark Council Tax Band - F Unique Penthouse 3 Bedrooms 3 Bathrooms Lift 1210 SqFt



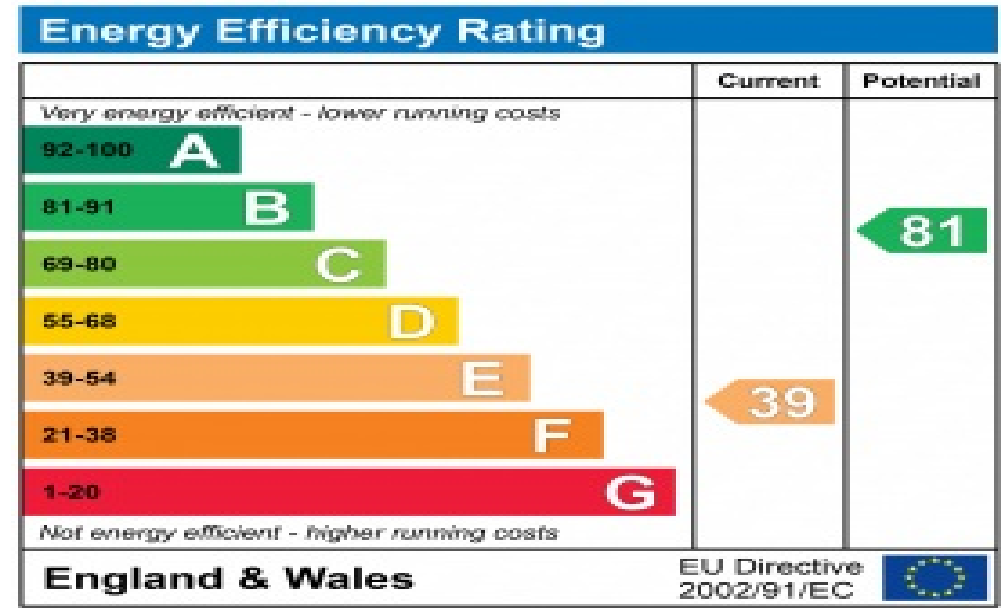




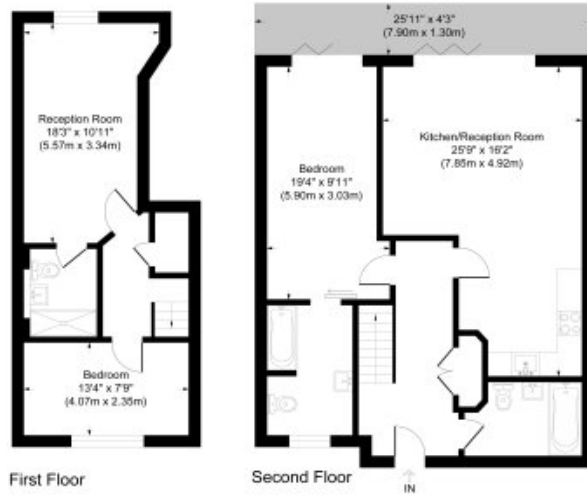








Floor plan



First Floor

Second Floor



Queens Row

Approximate Gross Internal Area

First Floor = 36.9 sq m / 398 sq ft

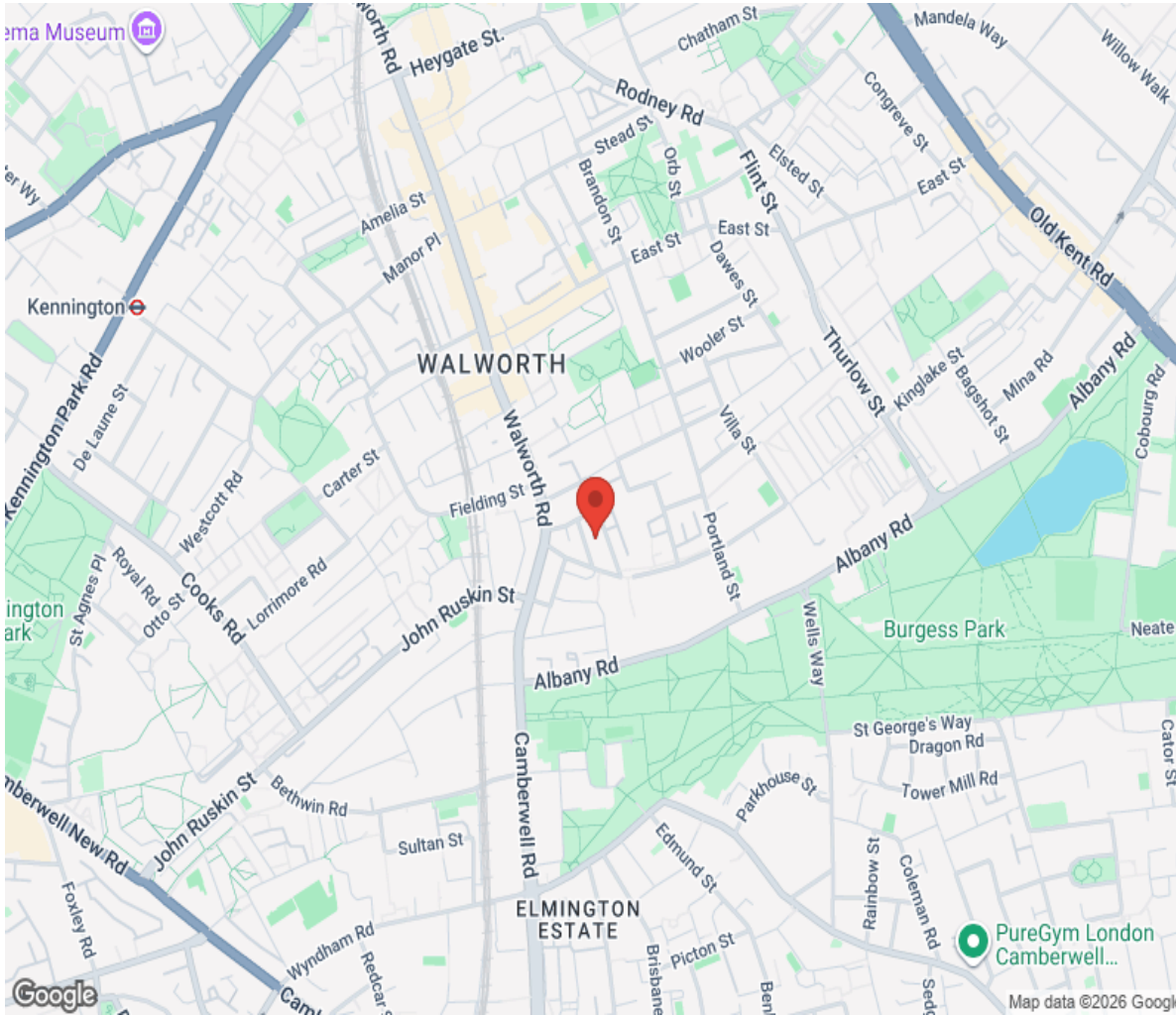
Second Floor = 75.4 sq m / 812 sq ft

Total = 112.3 sq m / 1210 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and complete loadings before making any decisions related upon them.

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Location



Hamptons

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