



**WALCORDE AVENUE
LONDON SE17 1LS**

£2,450 Per Month



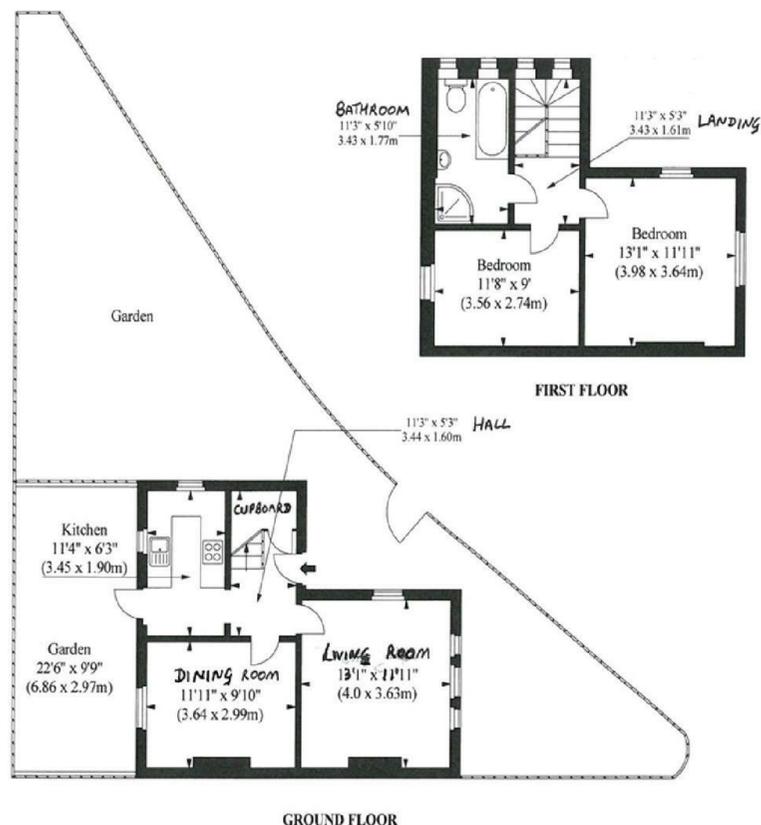
CHRISTOPHER ST. JAMES
Established 1976

Residential / Commercial / Land & Development

020 8296 1270

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Description

Available to rent is this end of terrace Victorian Cottage comprising two reception rooms, separate kitchen and under stair storage to the ground floor with two double bedrooms and family bathroom at first floor.

The property benefits from private garden space, gas central heating and double glazing

EPC Rating: D

Council Tax: Southwark Band E

Location

Positioned on a quiet residential cul-de-sac in North Walworth the house enjoys a tucked-away setting just moments from the vibrant heart of Elephant and Castle in Zone 1. The road links conveniently to Wansey Street and Browning Street, placing you within easy reach of Walworth Road's wide range of shops, cafés, supermarkets and everyday amenities

Excellent transport connections are close by, with Elephant and Castle offering Underground and National Rail services, as well as numerous bus routes into the City, the West End and across London. The area also benefits from ongoing regeneration, bringing new green spaces, restaurants and leisure facilities, while established parks such as nearby Burgess Park and Elephant Park provide attractive open spaces for walking, exercise and relaxation.



VIEWINGS

Viewings available daily

Please contact our residential team on 020 8296 1270 alternatively by email lettings@csj.eu.com

THE SMALL PRINT

Christopher St James, our clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Christopher St James have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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