



Hayles Street, Elephant and Castle, London **SE11**



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Spacious four bedroom Victorian home with two bathrooms and roof terrace. Positioned on the edge of the West Square conservation area this well presented home offers versatile living spread over three floors. Entered on the ground floor, here you will find the double reception room with bay window to the front of the house with a well equipped kitchen/diner to the rear that also provides access to the private garden. The first floor accommodation boasts two double bedrooms, storage cupboard, separate cloakroom and a four-piece family bathroom. Up on the top (third) floor there are two further bedrooms and a family shower room that leads on to a private roof terrace. A further benefit is garaging behind the terrace which can be rented (subject to availability).



Guide price: £1,300,000

Tenure: Available freehold

Local authority: London Borough of Southwark

Council tax band: F





Hayles Street, SE11

Approximate Gross Internal Area = 1557 sq ft / 144.7 sq m
External Area = 636 sq ft / 59.1 sq m



Ground Floor

First Floor

Second Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2023. Photographs and videos dated December 2023.

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