

hastings
INTERNATIONAL



22 Amelia Street

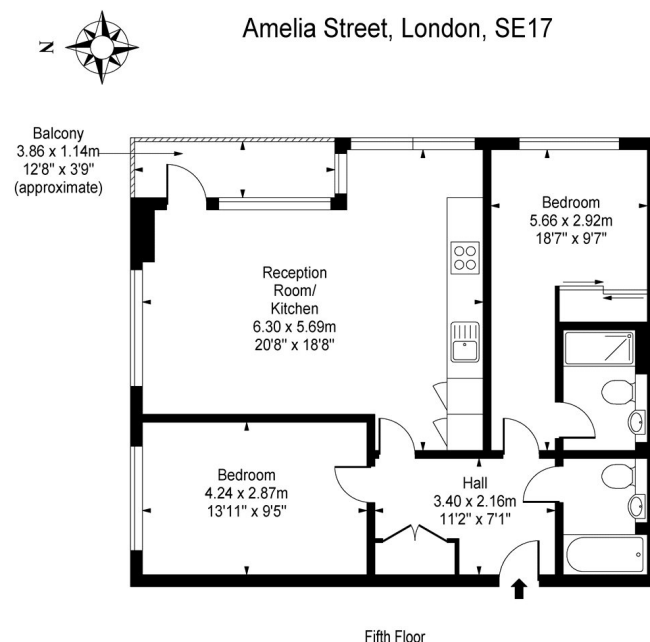
£550,000

The Printworks, 22 Amelia Street, London SE17 3BZ

A well presented, dual aspect, two bedroom, two bathroom, modern apartment with private balcony and fine views located within a sought after gated development with concierge enjoying close proximity to Zone 1 transport links and a fine selection of cafes, bars and restaurants.

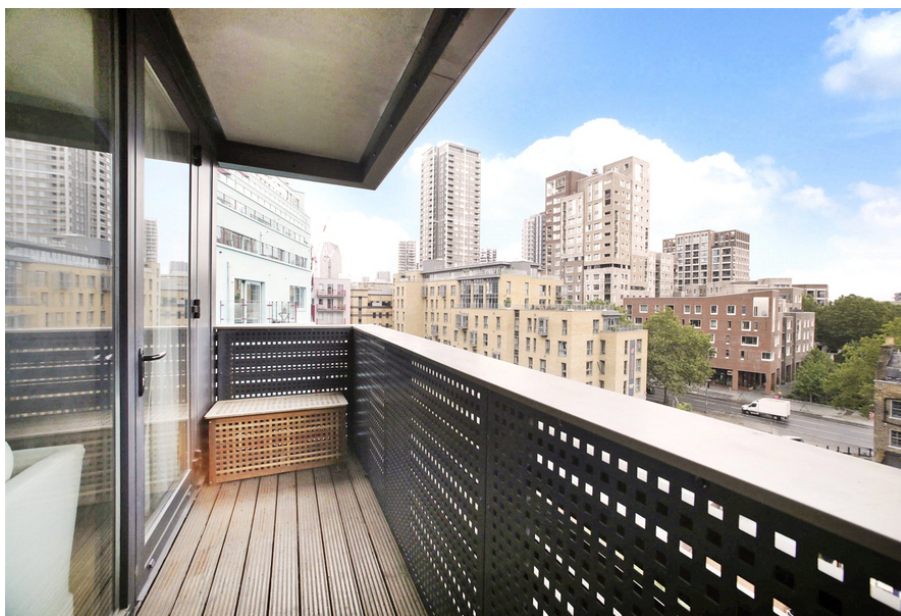
Occupying part of the fifth floor of this modern gated development, this well presented apartment comprises entrance hall with storage, impressive dual aspect reception room with door to private balcony providing excellent views, dining area, open plan fitted kitchen with work tops and integrated appliances, master bedroom with fitted wardrobes and en-suite shower room, guest bedroom two and family bathroom. The apartment has the benefit of lift access, concierge facilities and is considered ideal for access to local shopping and transport links.

- The Printworks SE17
- Two Double Bedrooms
- Private Balcony
- Fifth Floor Apartment
- Gated Development
- Dual Aspect Apartment
- Two Bathrooms
- Fine Views
- Concierge Facilities
- Excellent Location



Approx Gross Internal Area 782 Sq Ft - 72.65 Sq M

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	