



Large, modern 2 bedroom apartment located moments from  
Elephant & Castle.

Oyster Court, 85 Crampton Street, London, SE17

£460 pw (£1,993.33 pcm) plus fees apply, Furnished

Available from 02.08.2021

**savills**

- 2 bedrooms
- 2 bathrooms (including 1 ensuite shower room)
- Further family bathroom
- Modern fixtures and fittings including integrated kitchen appliances
- Open-plan reception/kitchen
- Located a short walk from Elephant & Castle rail and tube

#### **Local Information**

Crampton Street is sandwiched between Walworth Road and Kennington Park Road. The local area has a vast range of amenities and eateries to choose from.

Elephant and Castle (National Rail, Northern and Bakerloo Lines, Zone 1/2) and Kennington Stations (Northern Line - Both Branches, Zone 2) are both 0.4 miles away. The local area is also well served by a frequent bus service into Central London.

#### **About this property**

A modern two bed apartment located a short walk from Elephant & Castle that spans nearly 1,000 sq ft.

This contemporary fully furnished apartment is located on the ground floor and offers a large open plan kitchen/reception room with integrated fridge freezer, dishwasher, oven, electric hob and wooden floors.

Further benefits include two double bedrooms (1 en suite shower room) and a family bathroom with a bath and shower, W.C. and a large walled mirror. Furthermore, there is a large storage cupboard with a washer/dryer situated in the hallway and plenty of spaces in the apartment to add desks to work or study from home.

The development offers secure access via telephone entry.

#### **Furnishing**

Furnished

#### **Local Authority**

Southwark Council  
Council Tax Band = C

#### **Energy Performance**

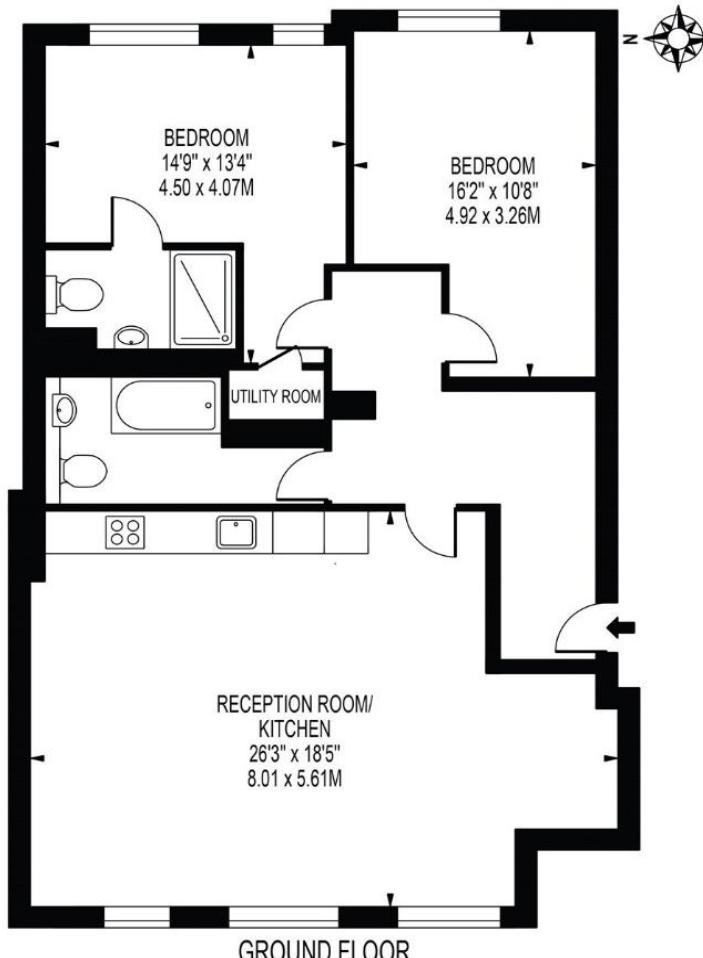
EPC Rating = C

#### **Viewing**

All viewings will be accompanied and are strictly by prior arrangement through Savills Waterloo Lettings Office.  
Telephone: +44 (0) 20 3402 0400.







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(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	

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