



Colnbrook Street, SE1

£1,250,000 *Freehold*

3  2  2 

An outstanding opportunity to acquire a Grade II listed three-bedroom house currently arranged as two separate flats. Set in SE1, this location is excellent, with proximity to London Bridge and Southbank. EPC rating C and D

KEY FEATURES

- Quiet street
- Good investment opportunity
- Great transport links
- Next to Imperial War Museum



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DESCRIPTION

Enter this lovely Victorian house via the lower ground floor or alternatively, via the raised ground floor flat. On the lower ground floor there is a one bedroom flat and an old coal hole outside, which is completely sealed off and could be used for storage. On entry to the flat, there is also storage on the right hand side, which is ideal for storing ones coats and shoes.

This flat comprises the following:

The reception room is a good size and it has lovely bamboo flooring, fitted alcoves with shelving to either side of the chimney breast and plenty of room for a large L-shaped sofa and TV.

The bedroom is also a good size with two large built-in storage cupboards either side of the bed space. There is easily enough room for a large double bed and sash windows offer a pleasant aspect of the garden.

The kitchen comprises all the latest appliances including Corian worktops, an oven, gas hob, sink, fridge and a freezer. There are plenty of units for storage space and the area should suit the keen chefs amongst us.

The bathroom, at the back of the flat, has slate flooring and walls and frosted windows overlook the garden. There is a shower over the bath, heated towel rail and mirrored storage.

On the raised ground floor the split level two bedroom flat consists of the following:



Upon entry, the reception room on the left has lovely wooden flooring, a cast iron radiator, high ceilings and a large sash window with shutters overlooking the street. The ornate fireplace with marble surround acts as a focal point for the room. Both sides of the fireplace have fitted alcoves with shelving and there are bi-folding doors leading into the kitchen area.

The kitchen also has high ceilings with cornicing, wooden flooring and plenty of space for a large dining table and chairs. The work surfaces are made from composite stone and you will also find all the latest appliances including an oven, gas hob, microwave, dishwasher, sink and plenty of space for a fridge and freezer. There are views of the garden below via large sash windows.

The bathroom is also on the raised ground floor and is situated at the rear of the flat. Here there is a wet room, separate bath, extractor fan, heated towel rail and frosted sash windows. The hallway provides under stair storage, great for neatly tucking away various household goods.

Up a flight of stairs to the half landing, there is access to a south-east facing roof terrace, which is ideal for al-fresco dining or simply to enjoy a morning coffee.

The two bedrooms are located on the first floor. Bedroom one has two large sash windows with shutters, wooden flooring, a fireplace with fitted alcoves to each side, built-in storage and plenty of space for a double bed. Bedroom two has built-in shelving, space for a double bed and delightful views of the garden below. Here you also have plenty of room for storage.





MATERIAL INFO

Tenure: Freehold

Term: NA

Service Charge: NA

Ground Rent: NA

Local Authority: London Borough Of Southwark

Council Tax Band: C and E

EPC rating: C and D

PARKING

On street parking

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – ultrafast broadband

LOCATION

The location offers superb transport links and a fantastic selection of local amenities in the surrounding area. Colnbrook Street is between St Georges Road and London Road, which is just off Gladstone Street. This location has always been popular, however now even more so, with the SE1 regeneration happening on its doorstep.

DIRECTIONS

Elephant & Castle Stations (Zone 1/2) (National Rail, Northern & Bakerloo Line) is approximately 0.4 miles away. Waterloo Stations (National Rail, Northern, Bakerloo, Waterloo & City & Jubilee Line) are approximately 0.6 miles away. The area is also well served by a frequent bus service into Central London and beyond and a number of Santander Docking Stations can also be found close by.

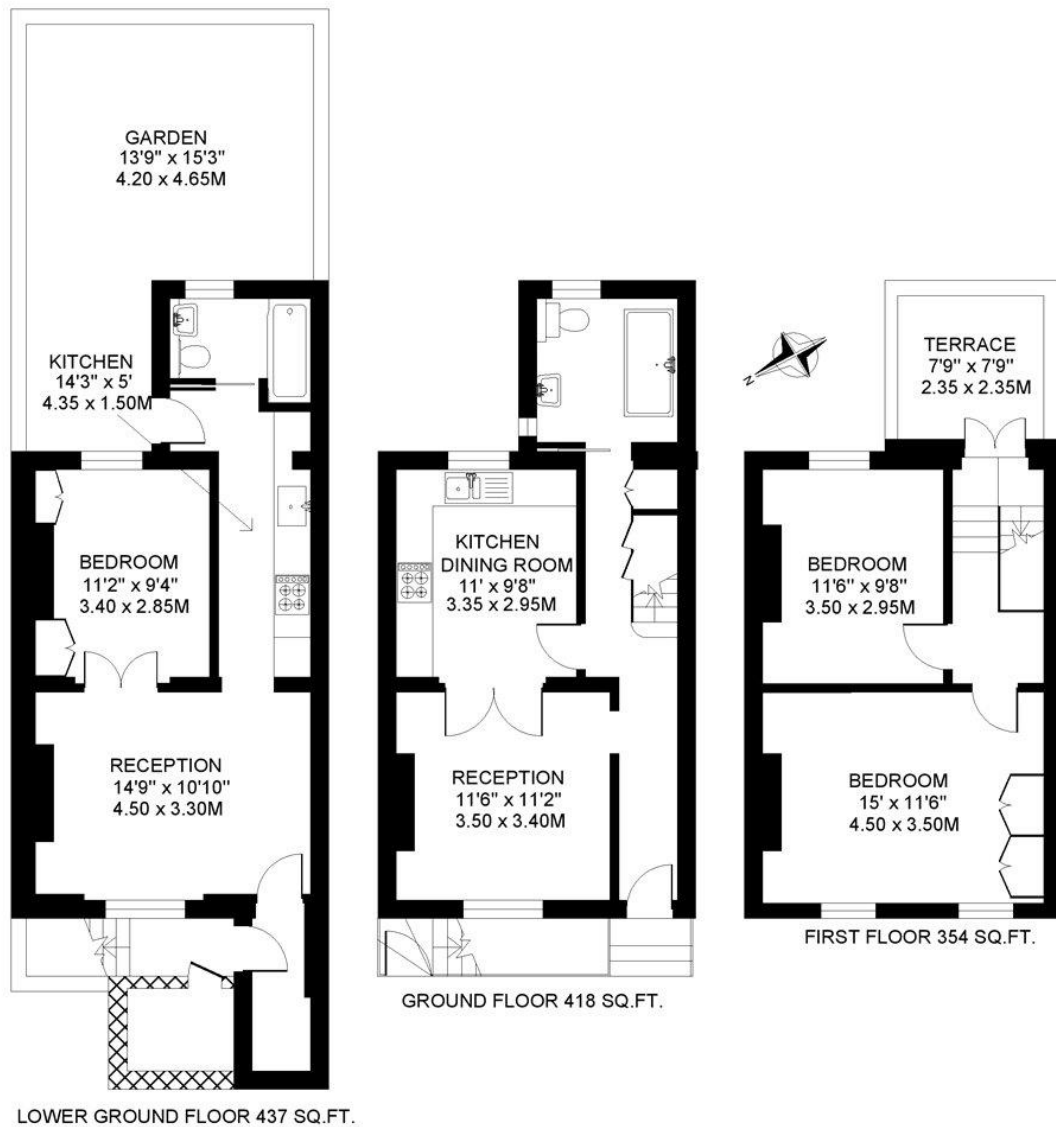
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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1-20	G		

COLNBROOK STREET. SE1
3 BEDROOM HOUSE

Approximate gross floor area
1209 SQ.FT / 112.3 SQ.M.



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