

Churchyard Row, London, SE11

£615,000 Leasehold

A beautiful two-bedroom flat on the fourth floor of the UNCLE building with an incredible view of Westminster. The flat is part of the Elephant Park regeneration area and comes with its own underground parking space.

LOCATION

Churchyard Row runs along the wonderful St. Mary's churchyard, a tranquil place to relax. The road sits behind Brook Drive which accesses a multitude of squares and gardens. A short walk can find you in the bustling centre of Elephant and Castle where you can find an abundance of restaurants, cafes and many other amenities.

DESCRIPTION

A beautiful two-bedroom flat on the fourth floor of the UNCLE building with an incredible view of Westminster. The flat is part of the Elephant Park regeneration area and comes with its own underground parking space.

The flat is configured with an open plan kitchen and living area, balcony, two double bedrooms, bathroom and plenty of storage.

The kitchen is a modern and sleek design in the shape of an 'L'. It is a great size with worktop space and an integrated fridge freezer, dishwasher, induction hob and oven. The kitchen flows into a spacious living room with space for two double sofas and a dining table which sits between the kitchen and living room.

A large balcony with a glass sliding door is on the corner of the building and provides views of the Palace of Westminster.

The main bedroom is a great size and fits a double bed and has an abundance of space for wardrobe and dresser.

The second bedroom can also fit a double bed or could work well as a home office with excellent views from the window.

The bathroom is in great condition and comes with a bath with an overhead shower, toilet and wash basin, heated towel rail and mirror.

The flat comes with its own secured underground parking space and the building has lifts for easy access and a 24 hour concierge.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £350 per annum

Current Service charge until April is £303/month.

Council Tax Band - E

LOCAL AUTHORITY


Southwark Council

TENURE

Leasehold - 125 years from and including 25 December 2017

DIRECTIONS

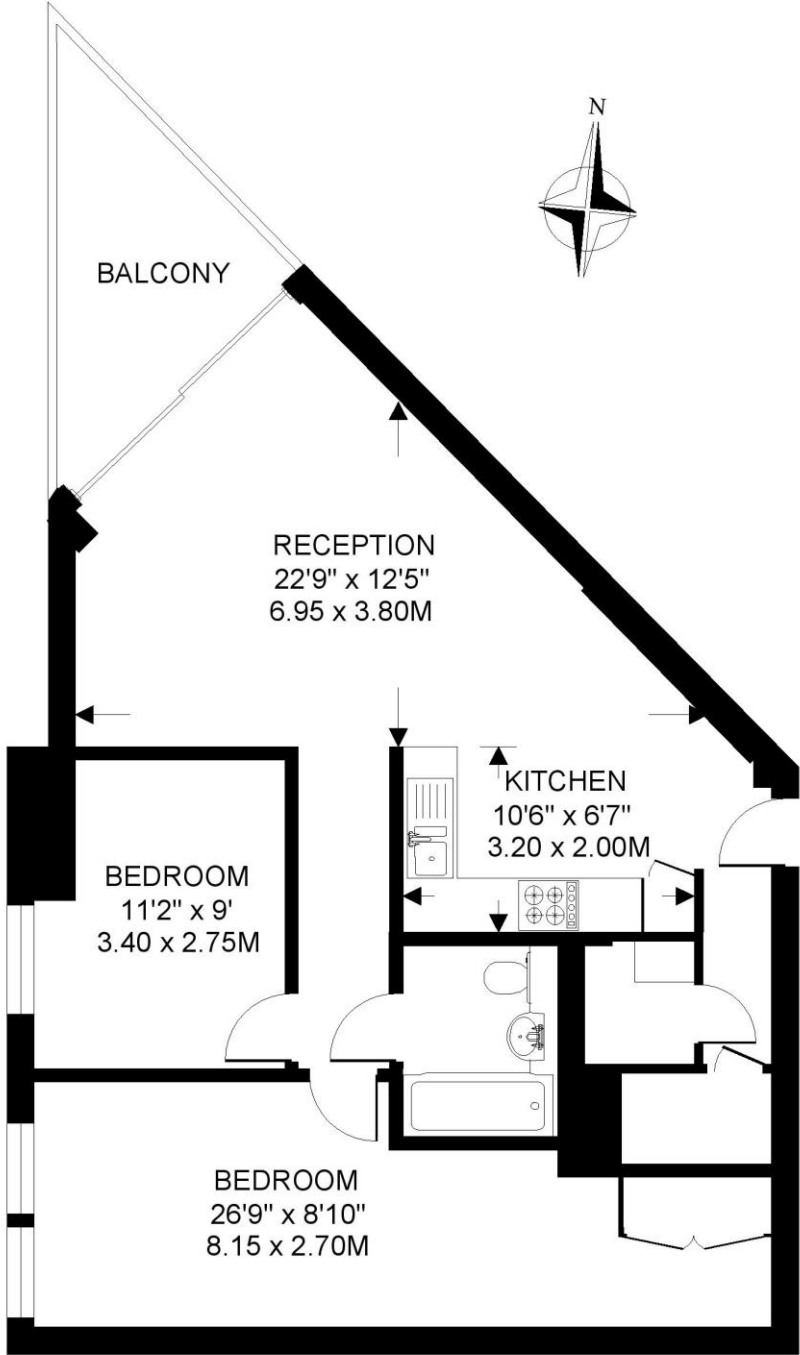
Elephant and Castle Underground is approximately 0.2 miles away (access the Bakerloo and Northern Line). Elephant and Castle National Rail is 0.3 miles away. Kennington Station 0.4 miles away (access both branches of the Northern line).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(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	



CHURCHYARD ROW SE11
2 BEDROOM FLAT

Approximate gross floor area
775 SQ.FT. / 72 SQ.M.



FOURTH FLOOR

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Copyright: These plans should not be reproduced by any other person, without permission.
Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington | 020 7587 0600 | kennington@winkworth.co.uk

Under the Consumer Protection from Unfair Trading Regulations 2008, these Particulars are a guide and act as information only. All details are given in good faith and are believed to be correct at time of printing. Winkworth give no representation as to their accuracy and potential purchasers or tenants must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty in relation to this property.