

## Keppel Row, London, SE1

£850,000 Leasehold

Winkworth are proud to present this beautifully presented chain free two-bedroom apartment located on the second floor of a quiet residential development enviably located in the heart of Borough, SE1. EPC Rating B.

## LOCATION

Located moments away from both Borough and Southwark stations, as well as the very popular Borough Market, Flat Iron Square and all the restaurants, bars and theatres that the surrounding area offers.

## DESCRIPTION

The apartment is accessed via a lift to the second floor. Upon entering, you will immediately notice there is an abundance of natural light, a lot of space, and it is finished to a high standard. The flat also benefits from its own parking space in a secure garage.

The apartment itself comprises a large open plan kitchen and living room, two double bedrooms and two bathrooms. The kitchen and living room is a well-sized space: the kitchen itself is fitted with good quality appliances which include an in-built fridge/freezer, microwave and oven, there is also a kitchen island with an induction hob and extractor fan. Flowing nicely from the kitchen is the living space, which provides ample room for a large sofa and other free-standing furniture.

The principal bedroom is north-facing and benefits from an ensuite bathroom. The bedroom can easily accommodate a king-size bed, a desk and other freestanding furniture. The spacious ensuite bathroom has a shower, bath, towel rail W.C. and vanity mirror with storage.

The second bedroom is also north-facing and can accommodate a double bed and freestanding storage. The room is being used as a home office by the current owners, which exemplifies that it can be used for a wide range of uses, if needed. Next door is a second bathroom comprising a walk-in shower, W.C. and hand basin.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service charge - £4775 p/a

Ground rent - £500 p/a

Council tax band – G

## UTILITIES

Electricity – Mains connected

Water – Mains connected

Heating – Electric central heating

Sewerage – Mains connected

Broadband – Fast Full Fibre

## TENURE

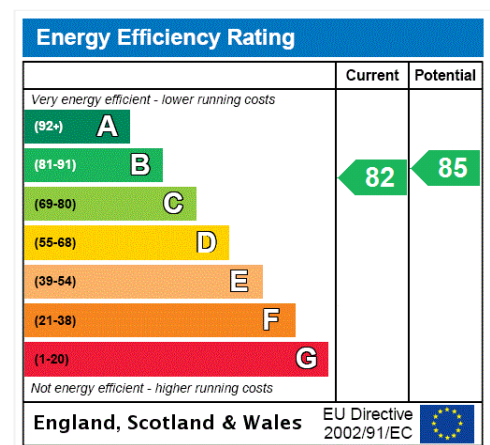
Leasehold – 105 years remaining (125 years from 19th May 2005)

## LOCAL AUTHORITY

Southwark Council

## DIRECTIONS

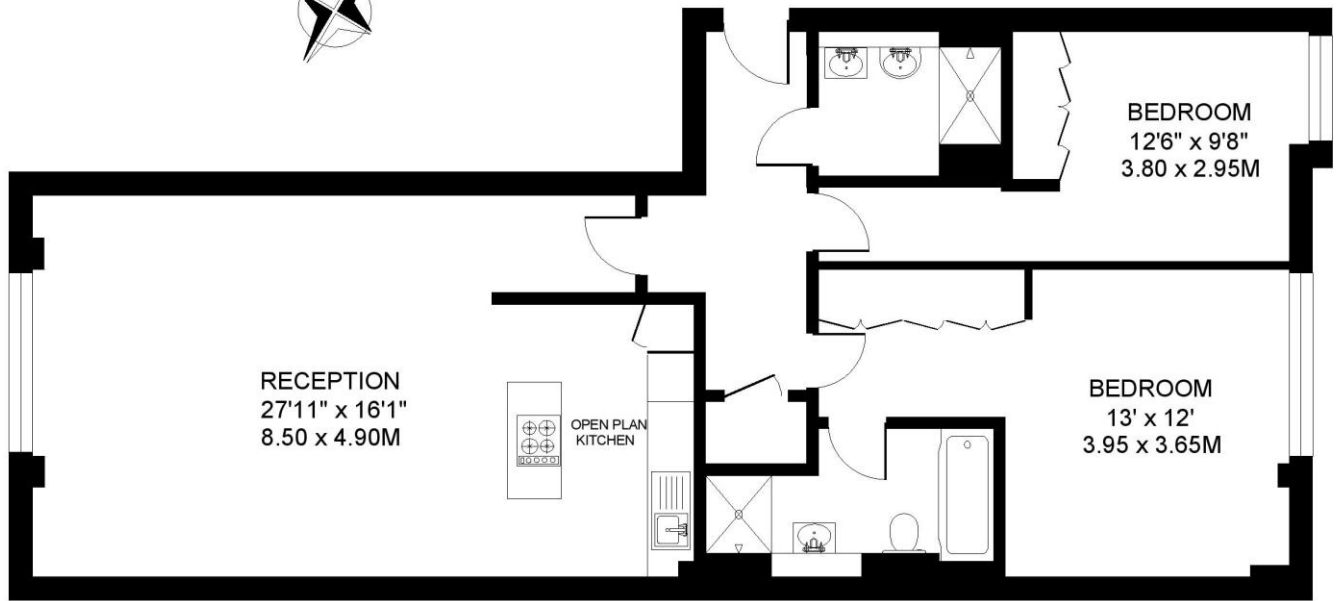
Borough Underground Station (Northern line) is approximately a 7-minute walk and Southwark Underground Station is approximately a 10-minute walk. The area also benefits from frequent bus routes into The City and the rest of London.





KEPPEL ROW SE1  
2 BEDROOM FLAT

Approximate gross floor area  
1016 SQ.FT / 94.3 SQ.M.



SECOND 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.*

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