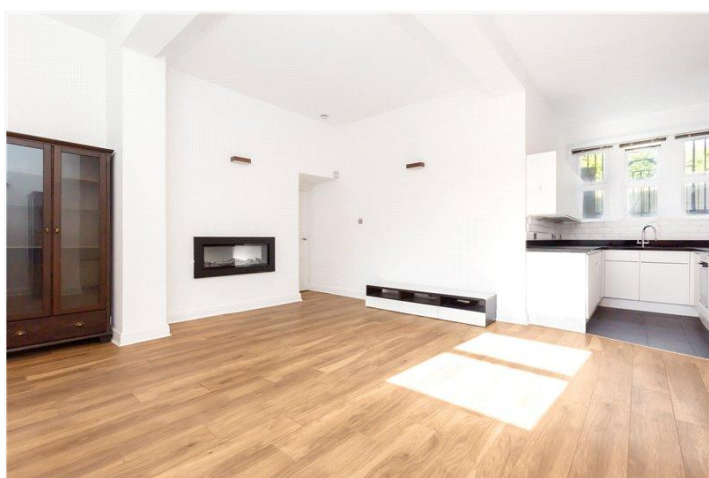




Charlotte Court, Old Kent Road, London, SE1

£349,950 Leasehold

Winkworth are delighted to present an impressive two-bedroom apartment in Charlotte Court, near Bermondsey Street. This beautiful school conversion has access to a marvelous communal roof terrace.

EPC rating - D.

LOCATION

Charlotte Court is a 10 minute walk to the shops, restaurants & bars on Bermondsey street. You will find the property on Mason Street and just off Old Kent Road. There is also an array of amenities close by including supermarkets, shops and bars in Walworth and the neighbouring Elephant & Castle. The green open space of Salisbury Row is very close (approximately a 3-minute walk), Burgess Park is also only a short walk away (approximately a 12-minute walk).

DESCRIPTION

The apartment is conveniently accessed via the ground floor. Upon entering, you will immediately notice there is an abundance of natural light, plenty of space, and is finished to a high standard.

The apartment itself comprises a spacious open plan kitchen and living room, two double bedrooms and a bathroom.

The kitchen and living room is a well-sized space: the kitchen itself is fitted with quality appliances which include a built-in fridge freezer, oven with extractor fan and stainless steel sink. Flowing nicely from the kitchen is the living space, which provides ample of room for a large sofa and other free-standing furniture.

The principal bedroom is found on the left as you enter the property. This bedroom can accommodate a double bed, a desk and other freestanding furniture. The other bedroom is adjacent and can also accommodate a double bed and freestanding furniture. The second bedroom also has scope to be used as a home office or other uses.

The bathroom has a walk-in shower, WC, vanity mirror and sink.

Added bonuses are that the apartment benefits from a private, secured parking spot and a roof terrace which enjoys stunning views looking across the London skyline.

Private secured parking.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £3457.10 per annum

Ground Rent - £100.00 per annum

Council Tax Band - D

UTILITIES

Electricity - mains connected

Gas – no gas

Water - mains connected

Heating – electric storage heaters

Sewerage - mains connected

Broadband – superfast broadband

LOCAL AUTHORITY

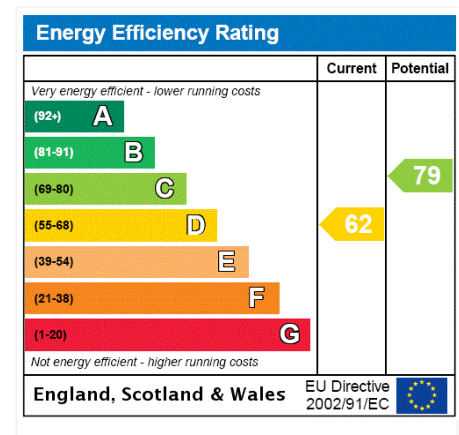
Southwark Council

TENURE

Leasehold - 125 years from 29 September 1994

DIRECTIONS

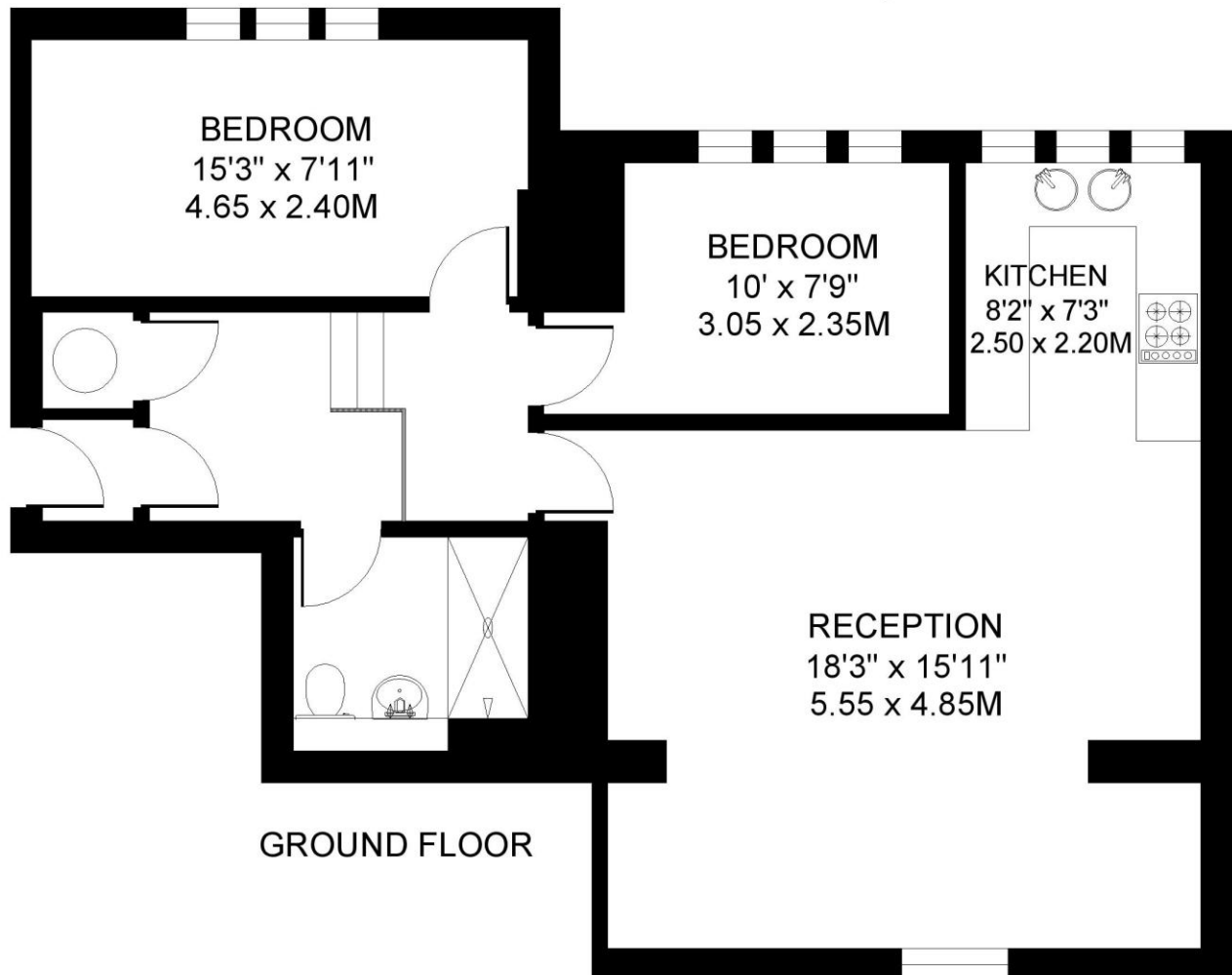
Elephant and Castle Station (National Rail, Northern and Bakerloo Line) is approximately 0.9 miles away. Borough Underground Station (Northern Line) is 0.8 miles away. The area is also well served by a frequent bus service into Central London, the West End and The City.





CHARLOTTE COURT SE1
2 BEDROOM FLAT

Approximate gross floor area
725 SQ.FT / 67.4 SQ.M.



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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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