



## Brook Drive, London, SE11

£425,000 Leasehold

A wonderful one-bedroom garden property, this Victorian conversion flat is found on Brook Drive. This home is overflowing with character in a quaint and friendly neighbourhood.

**Winkworth**

## LOCATION

Brook Drive is located just off Kennington Road, within close proximity to the Imperial War Museum and on the fringe of the urban regeneration of the Elephant and Castle. Kennington, Elephant & Castle and South Bank are all within reach.

## DESCRIPTION

Upon entering the flat, you are greeted with a south-facing, spacious sitting room and reception area with a beautiful, ornate fireplace. A bay window offers ample light and a lovely aspect onto the tree-lined residential street. There is plenty of space to accommodate multiple sofas, a coffee table, and a desk.

To your left, there is a well-sized, fitted kitchen with an induction hob, electric fan-powered oven, dishwasher, sink, fridge-freezer, and spacious storage units and pantry. There is space available for a small kitchen table and chairs.

Towards the back of the property, there is a bathroom equipped with a bath, fitted shower-head, sink and W.C.

At the rear of the property, the generously sized bedroom is north-facing and overlooks the spacious garden, offering views of the pretty trees and greenery outside. There is space for a double bed and free-standing furniture.

The flat also has a charming garden, patio area and storage shed. This is suitable for keen gardeners and entertainment enthusiasts with space to have outdoor furniture and a small BBQ. Trellising and a sturdy perimeter offer privacy and security to the property.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £864.24 per annum

Ground Rent - £10.00 per annum

Council Tax Band - C

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Super Fast Fibre

## LOCAL AUTHORITY

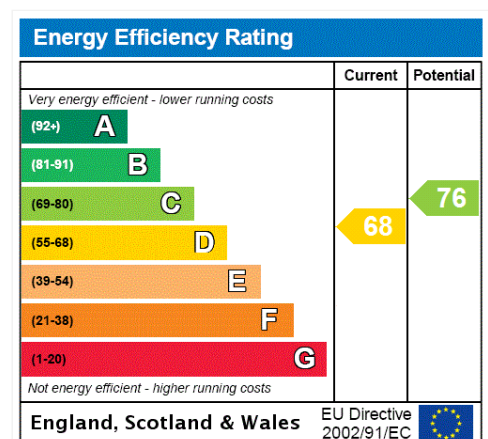
Southwark Council

## TENURE

Leasehold - 125 years from 12 October 1987

## DIRECTIONS

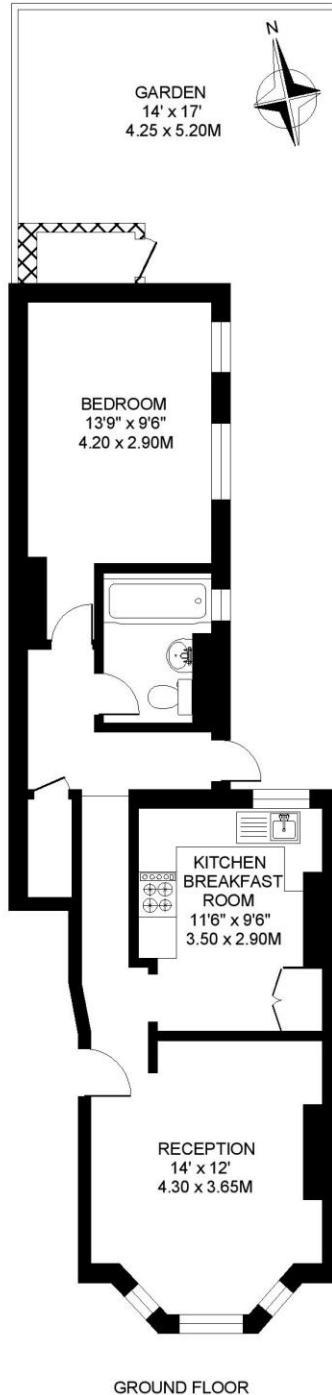
Lambeth North in Zone 1 (Bakerloo Line) is only 645 metres/0.4miles. Elephant & Castle Underground, also in Zone 1 (Bakerloo Line & Northern Line) is 805 metres/0.5 miles. Elephant & Castle Station also offers train services branching out of London. The area is well served by a frequent bus service into central London.





BROOK DRIVE. SE11  
1 BEDROOM FLAT

Approximate gross floor area  
564 SQ.FT / 52.4 SQ.M.  
PLUS 13 SQ.FT. / 1.2 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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