

## Churchyard Row, London, SE11

£610,000 Leasehold

A beautiful two bedroom flat on the first floor of the UNCLE building with views of St. Mary's Churchyard.

## LOCATION

Churchyard Row runs along the wonderful St. Marys Churchyard, a tranquil place to relax. The road sits behind Brook Drive with access to 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

The flat is configured of 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 plenty of space for a large sofa and coffee table. There is also space for a dining table which sits between the kitchen and living room.

A large balcony with a glass sliding door is in the corner of the building and provides views of St Marys Churchyard.

The main bedroom is a great size, it fits a double bed, two bedside tables, a chest of draws and benefits from a large built in Wardrobe. It also has a floor to ceiling window which lets in an abundance of light.

The second bedroom Is also a generous size with a floor to ceiling window and enough space for a double bed, bedside table and wardrobe.

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

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £4,608.00 per annum

Ground Rent - £350.00 per annum

Council Tax Band - E

## UTILITIES

Electricity – mains connected

Gas – no gas

Water – mains connected

Heating – electric

Sewerage – mains connected

Broadband - Ultrafast Full Fibre Broadband

## LOCAL AUTHORITY


Southwark Council

## TENURE

Leasehold - 125 years from and including 25 December 2017

## DIRECTIONS

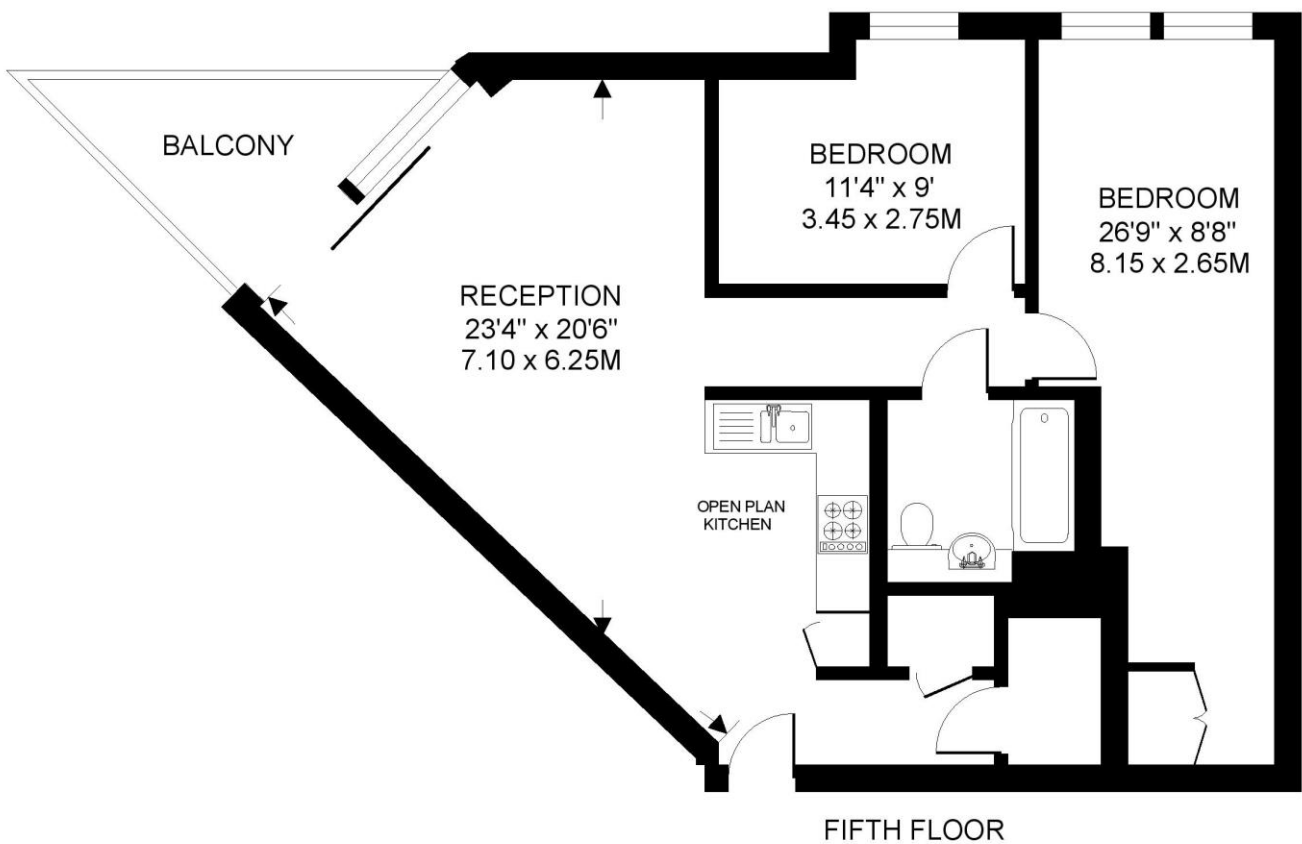
Elephant and Castle underground is approximately 0.2 miles away (access to Bakerloo and Northern Line). Elephant and Castle national rail is 0.3 miles away. Kennington Sation is 0.4 miles away (access to both branches of the Northern Line).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



CHUIRCHYARD ROW SE11  
2 BEDROOM FLAT

Approximate gross floor area  
782 SQ.FT / 72.6 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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