



Colnbrook Street, SE1

£775,000 *Leasehold*

2  1  1 

A truly remarkable two bedroom split level flat, with a private south-east facing roof terrace. Set in SE1, this location is excellent, with close proximity to London Bridge and Southbank. EPC rating D

KEY FEATURES

- Quiet street
- Great transport links
- Next to Imperial War Museum
- Good condition



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DESCRIPTION

Enter this beautiful first and second floor Grade II Listed, Victorian conversion flat from the raised ground floor. The house has been split into two flats; both of which are available to buy separately or as a whole house.

Upon entry, the reception room on the left has lovely wooden flooring, a cast iron radiator, high ceilings and a large sash window with shutters overlooking the street. The ornate fireplace with marble surround acts as a focal point for the room. Both sides of the fireplace have fitted alcoves with shelving and there are bi-folding doors leading into the kitchen area.

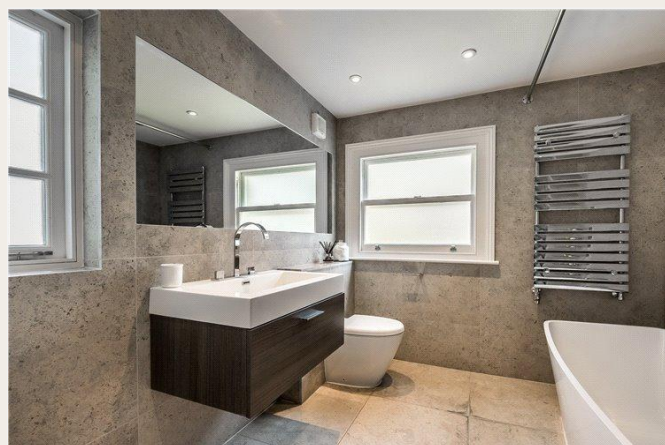
The kitchen also has high ceilings with cornicing, wooden flooring and plenty of space for a large dining table and chairs. The work surfaces are made from composite stone and you will also find all the latest appliances including an oven, gas hob, microwave, dishwasher, sink and plenty of space for a fridge and freezer. There are views of the garden below via large sash windows.

The bathroom is also on the raised ground floor and is situated at the rear of the flat. Here there is a wet room, separate bath, extractor fan, heated towel rail and frosted sash windows. The hallway provides under stair storage, great for neatly tucking away various household goods.

Up a flight of stairs to the half landing, there is access to a south-east facing roof terrace, which is ideal for al-fresco dining or simply to enjoy a morning coffee.

The two bedrooms are located on the first floor. Bedroom one has two large sash windows with shutters, wooden flooring, a fireplace with fitted alcoves to each side, built-in storage and plenty of space for a double bed.

Bedroom two has built-in shelving, space for a double bed and delightful views of the garden below. Here you also have plenty of room for storage.





MATERIAL INFO

Tenure: Leasehold

Term: A new 999 year lease (999 years and 0 months)

Service Charge: £475 per annum (building insurance only)

Ground Rent: Nil

Local Authority: Southwark

Council Tax Band: E

EPC rating: D

PARKING

On street parking

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – ultrafast broadband

LOCATION

The location offers superb transport links and a fantastic selection of local amenities in the surrounding area. Colnbrook Street is between St Georges Road and London Road, which is just off Gladstone Street. This location has always been popular, however now even more so, with the SE1 regeneration happening on its doorstep.

DIRECTIONS

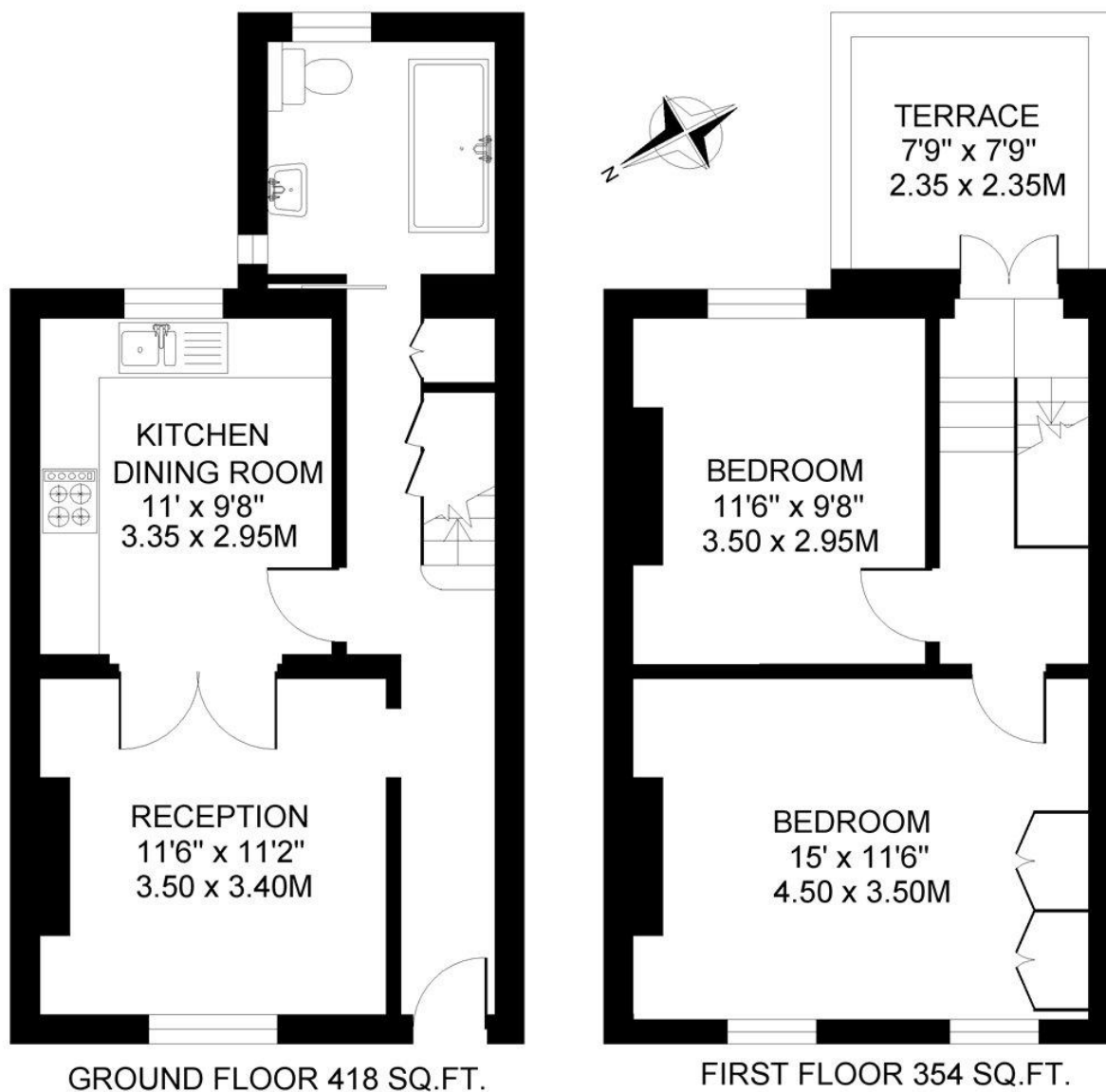
Elephant & Castle Stations (Zone 1/2) (National Rail, Northern & Bakerloo Line) is approximately 0.4 miles away. Waterloo Stations (National Rail, Northern, Bakerloo, Waterloo & City & Jubilee Line) are approximately 0.6 miles away. The area is also well served by a frequent bus service into Central London and beyond and a number of Santander Docking Stations can also be found close by.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

COLNBROOK STREET. SE17
2 BEDROOM FLAT

Approximate gross floor area
772 SQ.FT / 71.7 SQ.M.



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