



Colnbrook Street, SE1

£475,000 *Leasehold*



A truly remarkable one bedroom flat, boasting a private south-east facing garden. Set in SE1, this location is excellent, with close proximity to London Bridge and Southbank. EPC rating C

KEY FEATURES

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



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DESCRIPTION

Enter this charming Grade II Listed, Victorian conversion on the lower ground floor to find an old coal hole, which is completely sealed off and could be used for storage. On entry to the flat, there is also storage on the right hand side, which is ideal for storing one's coats and shoes.

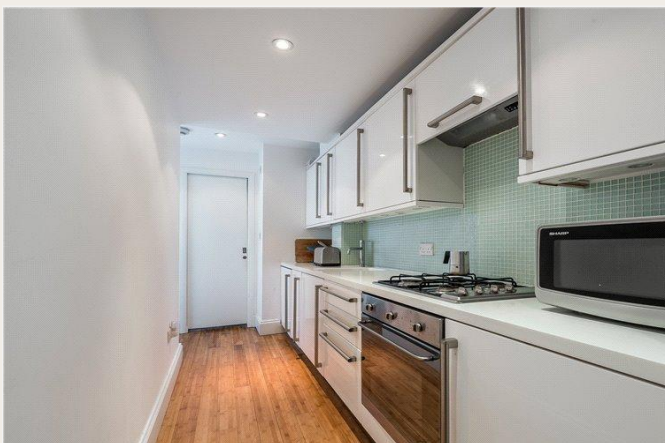
The reception room is a good size with lovely bamboo flooring, fitted alcoves with shelving on either side of the chimney breast and plenty of room for a large L-shaped sofa and TV.

The bedroom is also a good size with two large built-in storage cupboards either side of the bed space. There is easily enough room for a large double bed and sash windows offer a pleasant aspect of the garden.

The kitchen comprises all the latest appliances to including Corian worktops, an oven, gas hob, sink, fridge and a freezer. There are also plenty of units for storage space and the area should suit the keen chefs amongst us.

The bathroom, at the back of the flat, has slate flooring and walls and frosted windows overlooking the garden. There is also a shower over the bath, heated towel rail and mirrored storage.

Access to the garden is off the kitchen and the area is perfect for a summer barbecue. Whilst not being too overlooked, this garden is still a good size.





MATERIAL INFO

Tenure: Leasehold
Term: A new 999 year lease (999 years and 0 months)
Service Charge: £250 per annum (building insurance only)
Ground Rent: Nil
Local Authority: Southwark Council
Council Tax Band: C
EPC rating: C

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		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COLNBROOK STREET. SE1
1 BEDROOM FLAT

Approximate gross floor area
437 SQ.FT / 40.6 SQ.M.



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