



## Colnbrook Street, SE1

£1,100,000 *Share of Freehold*



This beautifully presented two-bedroom split level apartment is set within a remarkable gated development redesigned and developed in 2010, on Colnbrook Street in the heart of SE1. EPC Rating D

### KEY FEATURES

- Fantastic location
- Split level flat, set over three floors and finished to a high standard by an interior designer
- Set back from Colnbrook Street in a small development of apartments
- Private roof terrace
- Access to communal gardens on Colnbrook Street



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## DESCRIPTION

Enter the development through a security phone operated private gate. The flat has its own private front door and you enter at ground level, the property is fitted with a modern alarm system and has carpeted stairs leading up to the first-floor landing.

The reception/dining area provides the perfect entertaining space. The living space benefits from double height ceilings, skylights, large 'letter box' double glazed windows as well as charming oak flooring. There is ample space for two large sofas, a coffee table and a dining table.

The modern fitted kitchen was designed and supplied by Brookmans by Smallbone. It comes with a Gaggenau double oven, Fisher and Paykel metre wide fridge with built in ice maker, Fisher and Paykel double dishwasher drawers and an Elica induction hob with built in extractor fan. The kitchen enjoys quartz worksurfaces, ample storage units and has a stainless steel under bowl sink with boiling water and mixer tap. The kitchen and lounge flow seamlessly to a charming roof terrace, which is accessed by two large bifold patio doors. The terrace is the perfect spot to unwind, on a long summer evening.

Enter the master bedroom through the study area, where there is an

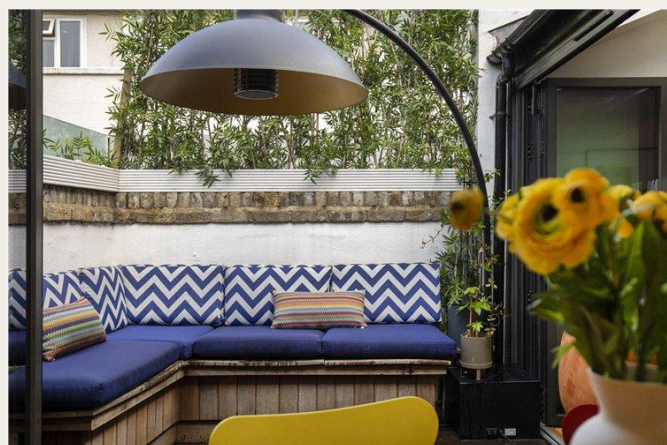
abundance of built in wardrobe space and storage. The master bedroom has space for a king-sized double bed, benefits from a built-in dressing table and connects to the stunning en-suite bathroom.

The substantial en-suite comprises two wall hung wash basins, a wall of mirrored vanity units, wall hung W.C, a feature double ended bath in the centre of the room with mixer tap, hand held shower attachment, walk-in double shower, two skylights, tiled floor with underfloor heating, heated towel rail, an extractor fan and recess spot lighting. Both the bedroom and the en suite benefit from plenty of storage in both the eaves and built-in cupboards.

The second bedroom is also a fantastic size, with space for a king size bed, full height fitted wardrobes, oak flooring, a part vaulted ceiling and recess spot lights.

The main bathroom is a beautiful fully tiled space with walk in shower, w/c and sink with vanity unit. Off the bathroom and behind a tiled hidden door is a great utility room with space for a washing machine and separate dryer.

Colnbrook Street and Gladstone Street residents have private use of the tranquil Albert Triangle Community Garden.







## MATERIAL INFO

**Tenure:** Share of Freehold

**Term:** 999 years commencing on and including 1 January 2010 (983 year and 3 months)

**Service Charge:** £949 per annum

**Ground Rent:** NA

**Local Authority:** Southwark

**Council Tax Band:** D

**EPC rating:** D

## PARKING

On street permit parking available from Southwark Council

## UTILITIES

Electricity – mains connected

Water – mains connected

Heating – electric central heating

Sewerage – mains connected

Broadband – Ultrafast broadband

## LOCATION

Colnbrook Street is within the West Square conservation area and close to the Imperial War Museum off St George's Road. Heading east Colnbrook Street is approximately a 15-minute walk from Lambeth and Westminster Bridge. Heading North Colnbrook Street is an 18-minute walk to Southwark Bridge, Southbank and Tate Modern. London bridge (25 minutes) and The City (35 minutes) are also easily accessible.

## DIRECTIONS

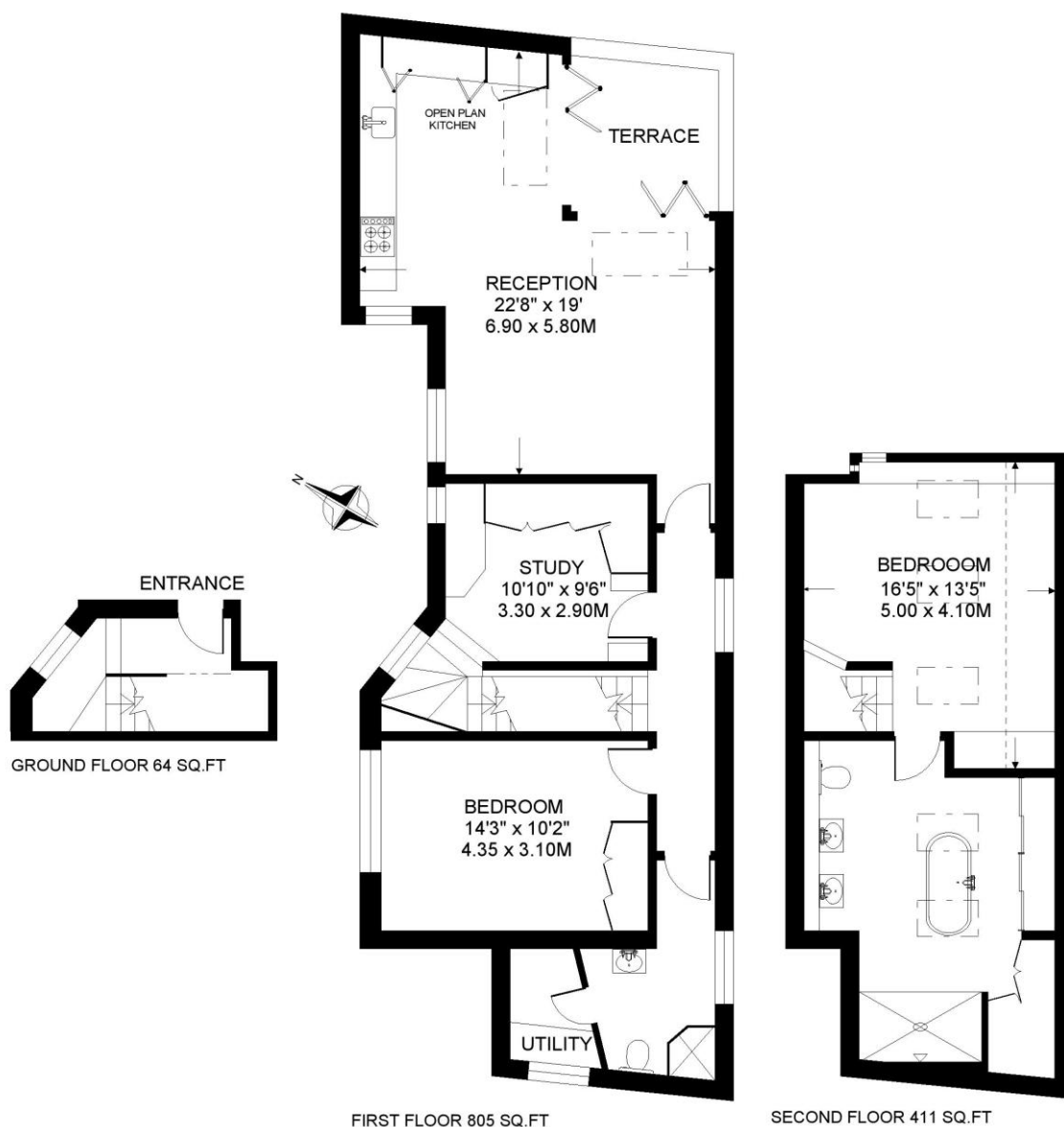
The Location offers superb transport links. The local under and over ground stations Waterloo (approx. 20-minute walk), Southwark (approx. 16-minute walk), Elephant and Castle (approx. 8-minute walk) and Lambeth North (approx. 11-minute walk) are close by. Westminster and the West End are 20 minutes by bus. Door to door Canary Wharf is 24 minutes via the Jubilee line from Southwark.

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		
55-68	D	55 D	56 D
39-54	E		
21-38	F		
1-20	G		

COLNBROOK STREET SE1  
2 BEDROOM FLAT

Approximate gross floor area  
1280 SQ.FT / 118.9 SQ.M.



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