

## Churchyard Row, London, SE11

£625,000 Leasehold

A beautiful two-bedroom flat on the fourth floor of the UNCLE building with an incredible view of Westminster. The flat is part of the Elephant Park regeneration area and comes with its own underground parking space.

## LOCATION

Churchyard Row runs along the wonderful St. Mary's churchyard, a tranquil place to relax. The road sits behind Brook Drive which accesses 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

A beautiful two-bedroom flat on the fourth floor of the UNCLE building with an incredible view of Westminster. The flat is part of the Elephant Park regeneration area and comes with its own underground parking space.

The flat is configured with 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 space for two double sofas and a dining table which sits between the kitchen and living room.

A large balcony with a glass sliding door is on the corner of the building and provides views of the Palace of Westminster.

The main bedroom is a great size and fits a double bed and has an abundance of space for wardrobe and dresser.

The second bedroom can also fit a double bed or could work well as a home office with excellent views from the window.

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

The flat comes with its own secured underground parking space and the building has lifts for easy access and a 24 hour concierge.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £350 per annum

Current Service charge until April is £303/month.

Council Tax Band - E

## LOCAL AUTHORITY


Southwark Council

## TENURE

Leasehold – 118 years

## DIRECTIONS

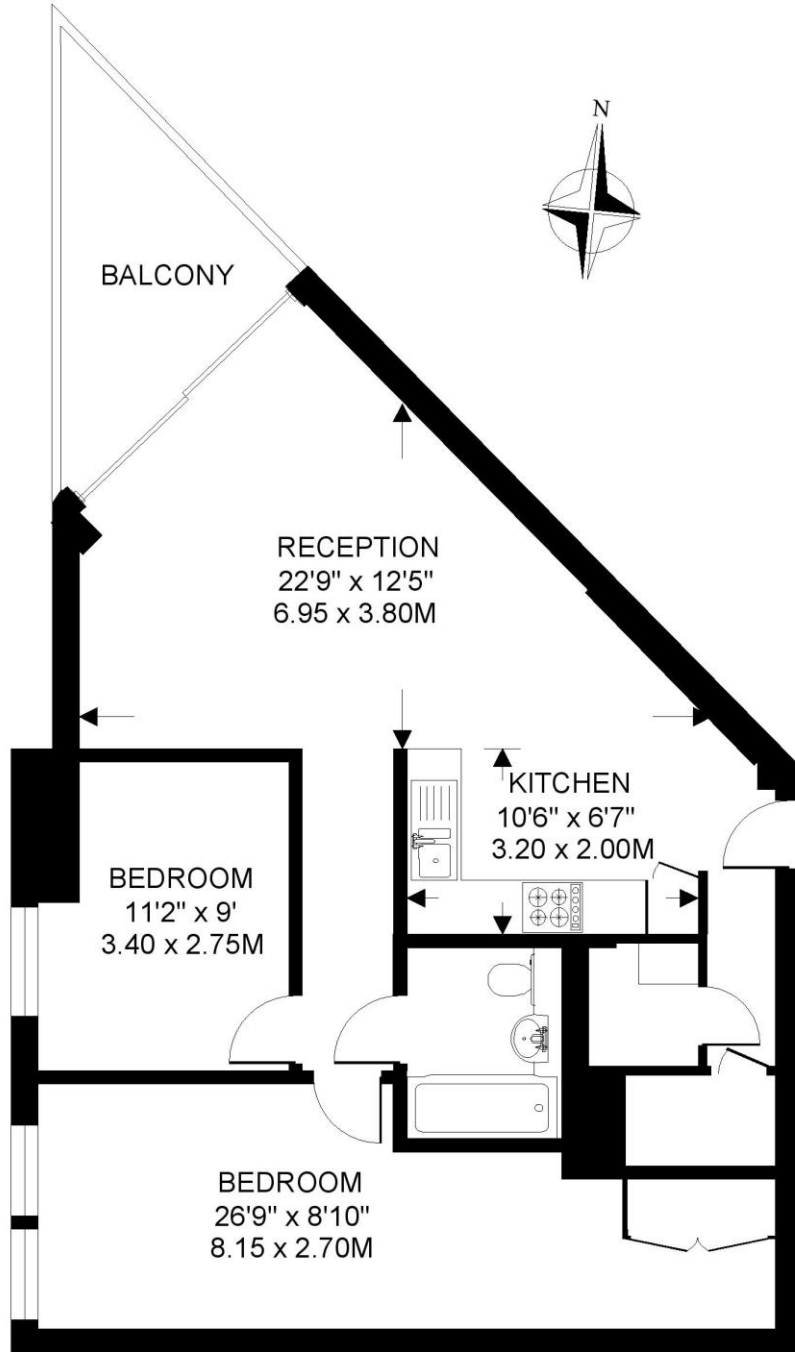
Elephant and Castle Underground is approximately 0.2 miles away (access the Bakerloo and Northern Line). Elephant and Castle National Rail is 0.3 miles away. Kennington Station 0.4 miles away (access both branches of the Northern line).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(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	



CHURCHYARD ROW SE11  
2 BEDROOM FLAT

Approximate gross floor area  
775 SQ.FT. / 72 SQ.M.



FOURTH FLOOR

*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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