



Brook Drive, London, SE11

£600,000 Leasehold

A wonderful two-bedroom Victorian split-level flat conversion can be found on Brook Drive in Kennington. A short walk from the Imperial War Museum and located on the fringe of the West Square Conservation Area, makes for a desirable property.

Winkworth

LOCATION

Brook Drive is located just off Kennington Road, within close proximity to the Imperial War Museum and on the fringe of the urban regeneration of the Elephant and Castle. Kennington, Elephant & Castle and South Bank are all within reach.

DESCRIPTION

A wonderful two-bedroom Victorian split-level flat conversion can be found on Brook Drive in Kennington. A short walk from the Imperial War Museum and located on the fringe of the West Square Conservation Area, makes for a desirable property.

Enter the flat on the first floor, and immediately to your left you will find a generously sized kitchen. The kitchen includes integrated large fridge/freezer, electric fan-powered oven with gas hob and extractor above, sink and space for a dishwasher and washing machine. There is further available space to accommodate a small kitchen table and chairs with ample built in storage available.

At the front of the property you will find the sitting room which spans the full width of the building and offers pretty views on to the tree-lined street below through a Victorian bay and large sash windows. There is plenty of space to accommodate multiple sofas, coffee table, and perhaps an additional larger dining table or desk.

On the second floor are two double bedrooms, both of which are well sized. The rear bedroom offers pretty views on to the Imperial War Museum and the green parks that surround it, whilst providing space for a double bed and free-standing furniture in addition to the built in storage available.

The front facing double bedroom is wonderfully light and equally provides plenty of space for a double bed and further free-standing furniture.

The bathroom is equipped with bath with overhead shower, heated towel rail, basin, storage, extraction, and W.C.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £554,63 per annum

Ground Rent - £10 per annum

Council Tax Band - C

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating

Sewerage – mains connected

Broadband – superfast fibre

LOCAL AUTHORITY

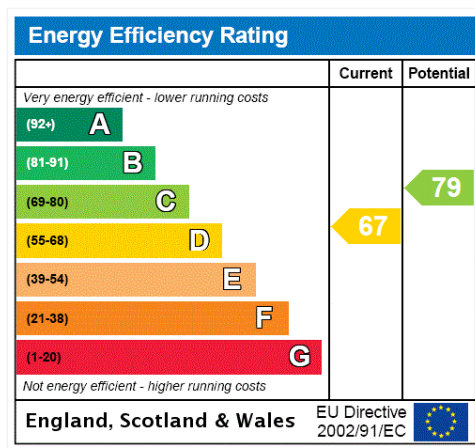
Southwark Council

TENURE

Leasehold - 125 years from 7 November 1988

DIRECTIONS

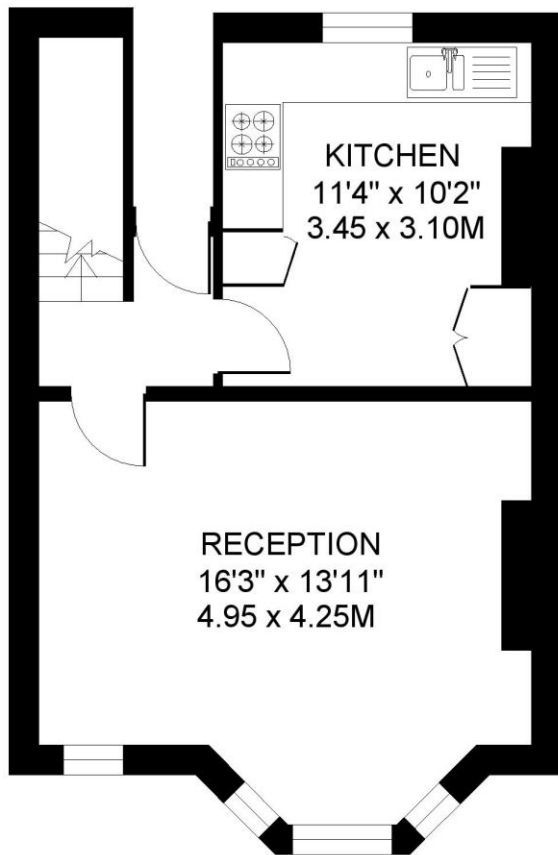
Lambeth North in Zone 1 (Bakerloo Line) is only 645 metres/0.4miles. Elephant & Castle Underground, also in Zone 1 (Bakerloo Line & Northern Line) is 805 metres/0.5 miles. Elephant & Castle Station also offers train services branching out of London. The area is well served by a frequent bus service into central London.



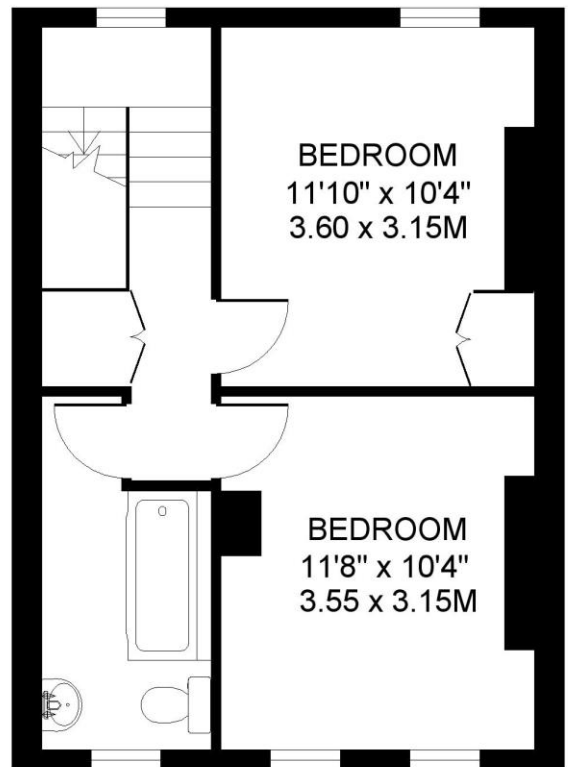


**BROOK DRIVE SE11
2 BEDROOM FLAT**

Approximate gross floor area
757 SQ.FT. / 70.3 SQ.M.



FIRST FLOOR 371 SQ.FT.



SECOND FLOOR 386 SQ.FT.

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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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