



Two Eagles House, Brook Drive, London, SE11

£475,000 Share of Freehold

A beautiful and newly renovated one-bedroom flat nestled in the heart of tranquillity on Brook Drive. The flat resides on the second floor of a Victorian pub conversion and has a south facing aspect with great views.

LOCATION

Brook Drive is a well-located street adjoined by Kennington Road. It is close to numerous squares such as West Square and Walcot Square. This wonderful street consists of Victorian terraced houses and just a stone's throw away you can find the urban regeneration of Elephant and Castle, providing a large variety of local amenities.

DESCRIPTION

A beautiful and newly renovated one-bedroom flat nestled in the heart of tranquillity on Brook Drive. The flat resides on the second floor of a Victorian pub conversion and has a south facing aspect with great views.

The reception room is an open-plan kitchen/living space. The sitting room has bespoke units for storage and a wonderful, engineered wood flooring flows through the flat.

The sitting room can fit a large sofa, coffee table, and dining table. Two substantial double glazed windows flood this flat with natural light and, coupled with the high ceilings throughout, gives a bright and open feel to the living space.

The kitchen has been finished to a high standard with an integrated dishwasher, oven, hob and fridge freezer.

The bathroom is equipped with underfloor heating, a heated glass mirror with vanity cabinet and is decorated in a modern style of white tiles and black fittings. The bathroom features a walk in shower, wash basin, and toilet as well as plenty of built in storage.

The bedroom is a great size with space for a Kingsize bed, two large wardrobes and a substantial desk. The window in this room allows for an abundance of morning light in the early hours of the day.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £0.00

Service Charge - £0.00

Council Tax Band - B

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating

Sewerage – mains connected

Broadband – fibre

LOCAL AUTHORITY

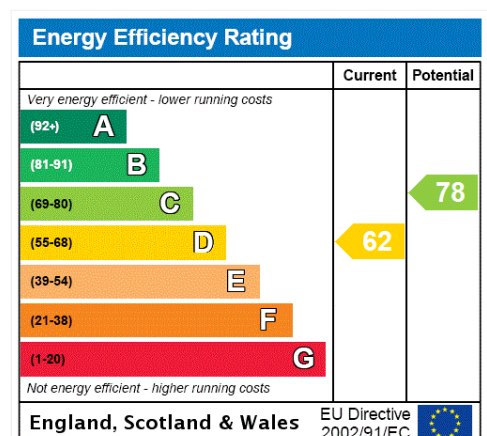
London Borough Of Southwark

TENURE

Share of Freehold - 975 years sicne 2020

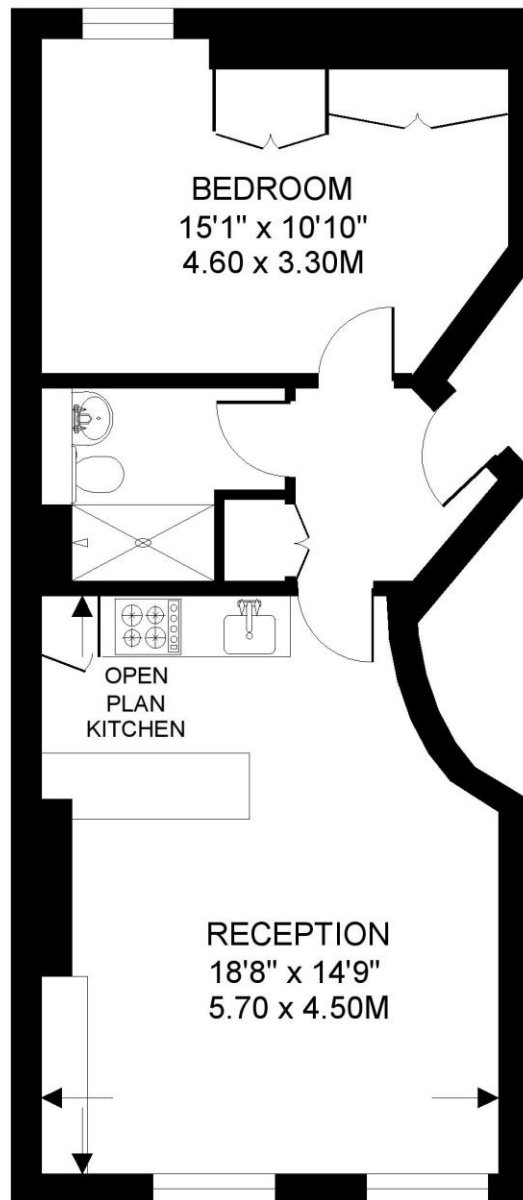
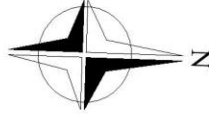
DIRECTIONS

Elephant and Castle Underground is approximately 0.3 miles away (access the Bakerloo, Northern Line and the National Rail). Kennington Station is approximately 0.6 miles away (access both branches of the Northern line).





TWO EAGLES HOUSE SE11
1 BEDROOM FLAT
Approximate gross floor area
500 SQ.FT. / 46.4 SQ.M.



SECOND 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.

Copyright: These plans should not be reproduced by any other person, without permission.
Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington | 020 7587 0600 | kennington@winkworth.co.uk