



## Brook Drive, Kennington, London, SE11

£665,000 Leasehold

A great opportunity to acquire a spacious two-bedroom split level garden flat on the ever-popular Brook Drive and close the Elephant and Castle. EPC Rating D.

**Winkworth**

## LOCATION

Brook Drive is located just off Kennington Road, within proximity of the Imperial War Museum and on the fringe of the urban regeneration of Elephant & Castle. The area provides a vast range of local amenities to choose from, not to mention plenty of green space to enjoy, with the public ground of the Imperial War Museum opposition.

## DESCRIPTION

Enter the property on the ground floor into a spacious double reception with a large sitting room towards the front with a lovely period fireplace with bespoke built-in bookshelves and cupboards either side. The other side of the reception room is currently used as a dining area which would easily accommodate up to eight people comfortably. At each end of the double reception room there are large windows allowing vast amounts of natural lights to flood into the space.

Leading through from the reception room is a well-sized, modern, fully fitted kitchen with plenty of worktop space and storage. There is space for a large fridge freezer, a fitted cooker with an extractor fan above and built-in dishwasher.

The sizable family bathroom is located at the rear of the property with a spacious bath and shower overhead, a wash basin with storage below, a heated towel rail and a W.C.

The master bedroom is a spacious and light double room with built in wardrobes. There is also space for further freestanding storage if needed.

The second bedroom is also a light double room with a built in wardrobe, there is also access to the loft from this space.

The property has a patio garden which is accessed from the ground floor. It is fully decked making it very low maintenance. There is considerable space for outdoor eating and multiple seating areas to enjoy.

## LOCAL AUTHORITY

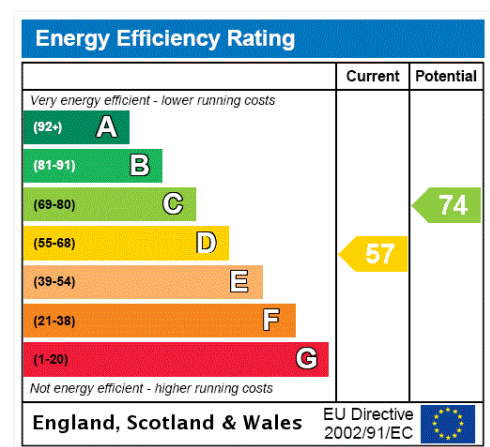
Southwark Council, London

## TENURE

Leasehold

## DIRECTIONS

Elephant & Castle Stations (National Rail, Northern & Bakerloo Lines) are approximately 0.5 miles away and Kennington Underground Station (Northern Line – both branches) is approximately 0.6 miles away. As an alternative method of transport, there are also Santander Cycle Docking Stations close by.

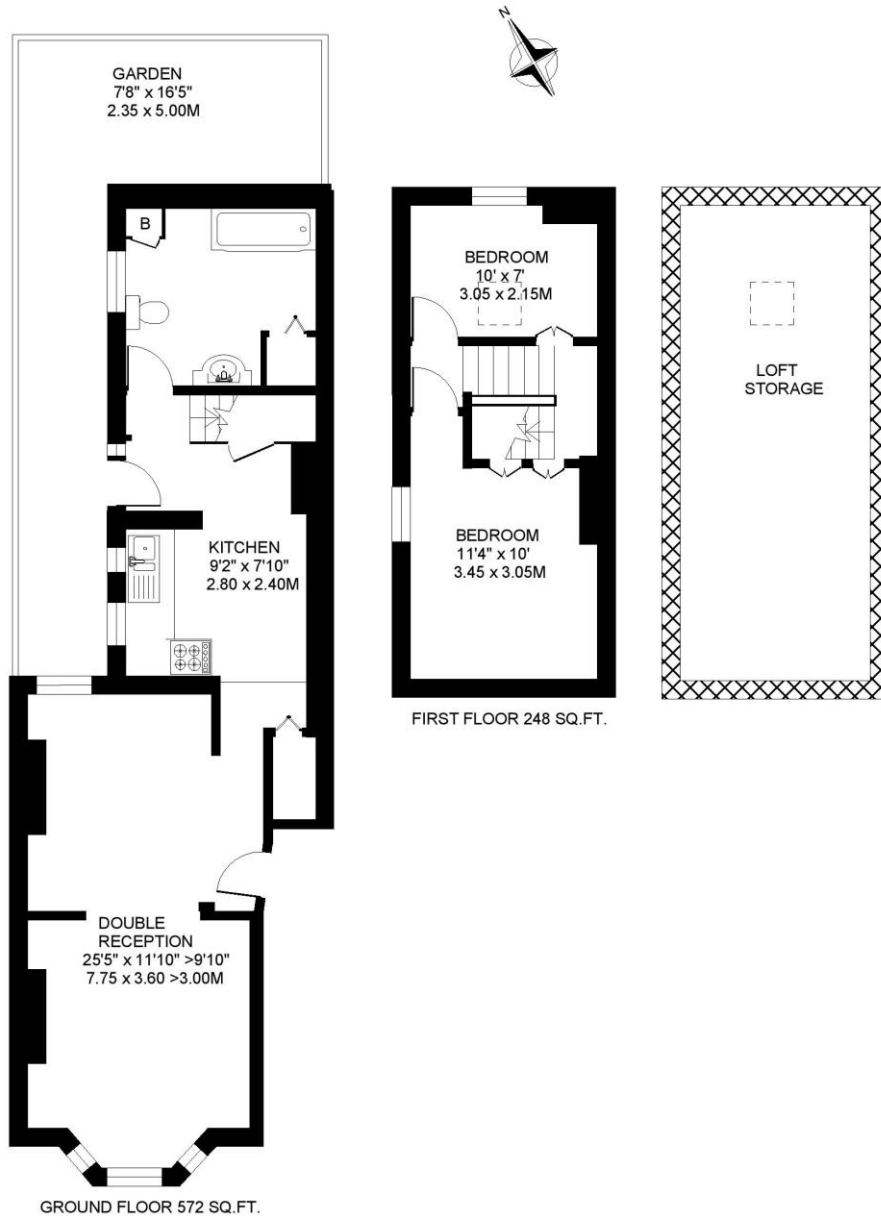






BROOK DRIVE. SE11  
2 BEDROOM FLAT

Approximate gross floor area  
820 SQ.FT / 76.1 SQ.M.  
Plus loft storage 248 SQ.FT. / 23 SQ.M.



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Floorplan produced for Winkworth by Floorplanners 07801 228850

*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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