



## Brook Drive, SE11

£635,000 *Leasehold*



A fantastic opportunity to acquire a beautifully finished two-bedroom lateral flat on the top floor of a Victorian conversion in the heart of Kennington. Also located within the sought-after Walcot Conservation Area. The property has been featured in The Times and many other press publications. EPC rating C

### KEY FEATURES

- Fantastic location
- Beautifully decorated
- Good transport links
- Walking distance to the Thames



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## DESCRIPTION

This fantastic second-floor property spans two Victorian terraces and offers bright, well-proportioned accommodation throughout. Upon entering, you are welcomed by a light and spacious hallway with wood flooring that runs seamlessly through the home.

Directly ahead is the room currently used as a dining room; a generous space with large windows that flood the room with natural light. This versatile room could also serve as a master bedroom, allowing the property to be configured as a two-bedroom home.

The existing bedroom is a well-sized double, complete with a built-in wardrobe, and enjoys an abundance of natural light along with fantastic views.

The reception room is generously proportioned, providing ample space for sofas, a coffee table, and a television. There would also be space for a large dining table if desired. Three sash windows overlook Brook Drive, enhancing the sense of space and light.

The kitchen has been finished to an impeccable standard, featuring honed Carrara worktops, a gas oven and hob, and sleek, stylish cabinetry that offers excellent storage. There is also space for a four-seater dining table, ideal for intimate dining.

The bathroom is beautifully tiled and comprises a shower over bath, wash basin, WC, and a vanity mirror with integrated storage.





## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 215 years from and including 6 June 1983 (172 years and 4 months)

**Service Charge:** £700 per annum

**Ground Rent:** peppercorn

**Local Authority:** Lambeth

**Council Tax Band:** D

**EPC rating:** C

## PARKING

Resident parking permit

## UTILITIES

Electricity – Mains connected

Water – Mains connected

Heating – Gas central heating and underfloor heating in the bathroom

Sewerage – Mains connected

Broadband – Ultrafast broadband

## LOCATION

Brook Drive is located just off Kennington Road within walking distance of the Imperial War Museum and on the fringe of the urban regeneration of Elephant and Castle. The area provides a vast range of local amenities to choose from, not to mention plenty of green spaces to enjoy.

## DIRECTIONS

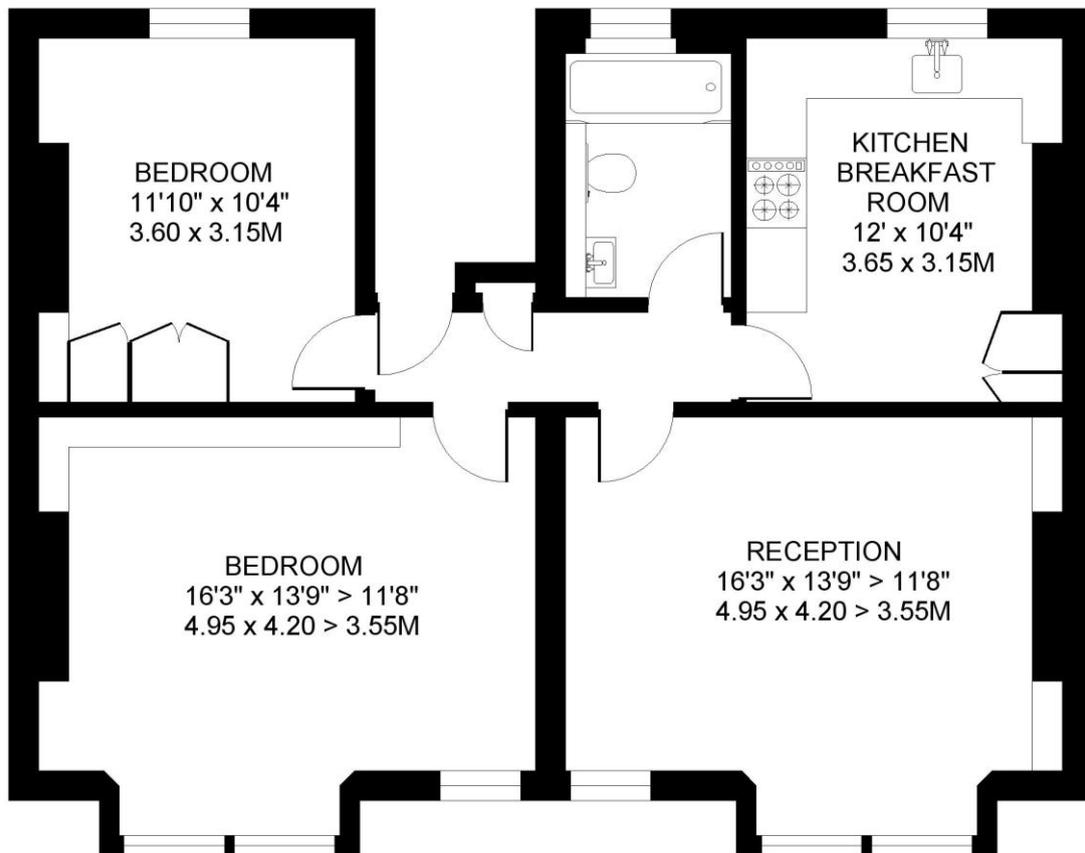
Elephant and Castle Station Overground and Underground 0.4 miles away (Bakerloo and Northern Line), Lambeth North Underground Station 0.4 miles away (Bakerloo Line), Waterloo Station Overground and Underground 0.7 miles away (Bakerloo, Northern, Jubilee and Waterloo & City Line), Kennington Underground Station 0.6 miles away (Northern Line).

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	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BROOK DRIVE. SE11  
2 BEDROOM FLAT

Approximate gross floor area  
778 SQ.FT / 72.3 SQ.M.



SECOND FLOOR

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