



Morrells Yard, London, SE11

£595,000 Share of Freehold

Winkworth is proud to present this stunning two-bedroom, balcony flat, nestled in a beautiful development that was previously shortlisted for The Grand Designs building of the year. You will find the property just off the corner of the sought-after Cleaver Square. EPC Rating C.

LOCATION

Morrells Yard is located on Cleaver Street. Enter Cleaver Street from Kennington Road and Morrells Yard is situated on the left-hand side, just before you enter Cleaver Square. All amenities that Kennington Cross has to offer are just around the corner, providing restaurants, shops and pubs all on your doorstep.

DESCRIPTION

Entering the property on the second floor, to your left you will find the well-finished kitchen, that allows light to flow through from the living space. The kitchen has tiled floors and plenty of workspace. The counters have a nice, polished wood finish and the cabinets offer great storage options.

The living space is a fantastically light area, courtesy of a skylight and three large windows covering the rear wall. There is plenty of room for furniture such as a dining table, large sofa and coffee table. From here you have access to the charming, decked balcony, providing sought after private outside space.

You'll find the modern bathroom just off the hallway. Grey tiled floors and walls mix well with the white finish. The bathroom is equipped with a bath with overhead shower, sink with vanity mirror, W.C., a heated towel rack and good storage.

The main bedroom is to the rear of the flat and is fantastic size, suitable for a king-sized bed. There is a large, fitted wardrobe and room for freestanding storage. The balcony can also be accessed through a sliding door and the windows allow light to flood in.

The second bedroom is a flexible space, that can function as a full-time bedroom with room for a double bed or converted into a home office/ study. There is ample room for freestanding storage.

LOCAL AUTHORITY

Lambeth, London
Council tax band C

TENURE

Share of Freehold - underlying lease of 125 years from 1 October 2012

Ground rent: nil

Service charge: ad-hoc contributions when needed split according to property floor area (Flat 5 is 16 %)

DIRECTIONS

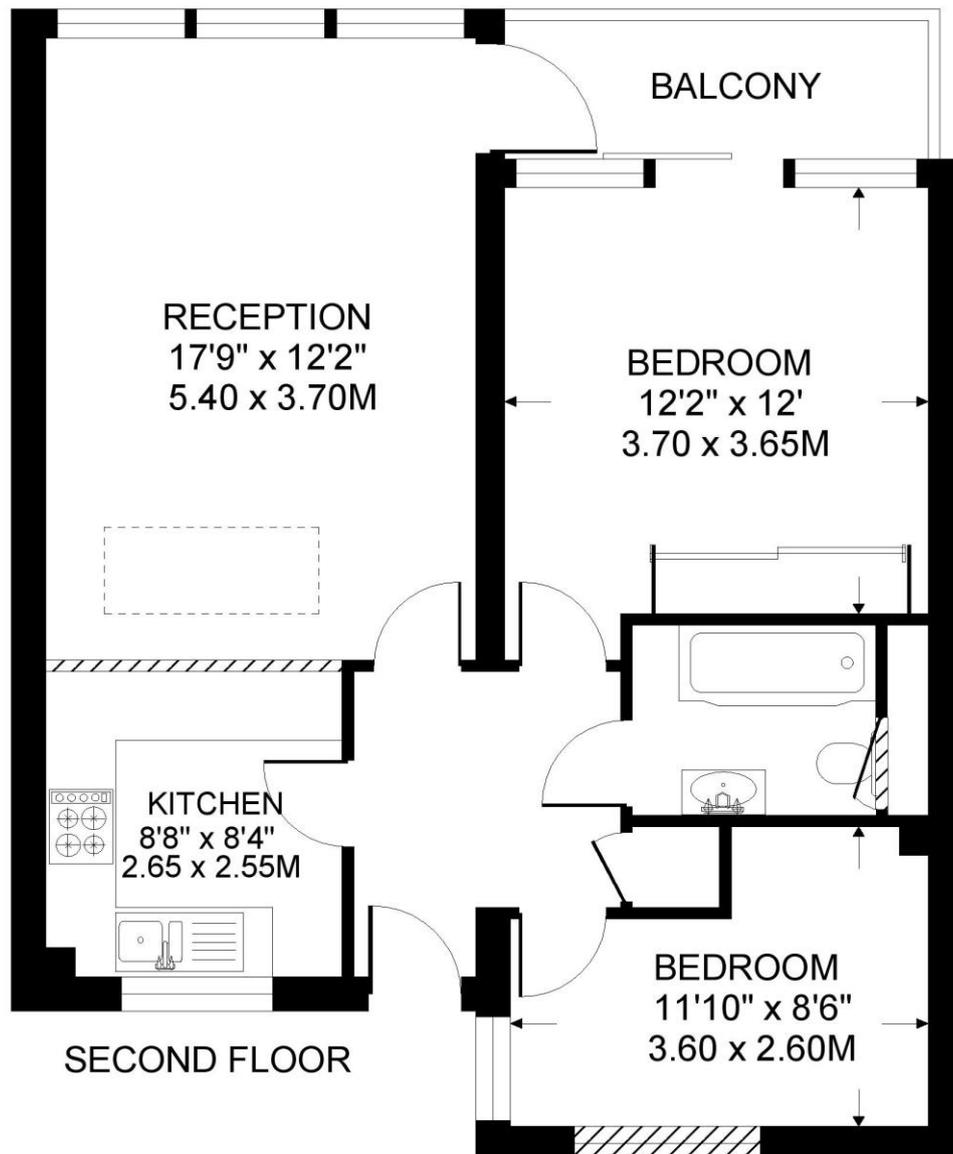
Kennington Underground Station (Northern Line) is 260m away. Elephant & Castle Overground/ Underground Station (National Rail, Bakerloo and Northern Line) is just a short 10-12 minute walk. Both Kennington Lane and Kennington Road are well served by frequent bus services into Central London.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



MORRELLS YARD SE11
2 BEDROOM FLAT

Approximate gross floor area
663 SQ.FT / 61.5 SQ.M.



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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