

Apartment 801, 9 Churchyard Row, London, SE11

£639,950 Leasehold

A wonderful two bedroom, one bathroom flat with incredible views over London from a private balcony. EPC rating B.

LOCATION

Churchyard Row is situated behind Brook Drive and over looks St. Mary's Church Yard. It is right in the heart of Elephant and Castle surrounded by local amenities such as restaurants, bars, gyms and much more.

DESCRIPTION

This flat is arranged on the eighth floor and consists of two bedrooms, one bathroom, a reception room with open plan kitchen and balcony.

Enter the flat into a hallway with two large storage cupboards conveniently tucked away.

The kitchen is L-shape and comes with a tall integrated fridge freezer, induction hob, oven, and dishwasher. The kitchen is open plan with the reception room, which is a great size, and a balcony leads off the end with the most incredible views over parliament and the London Eye.

A long hallway leads down to both bedrooms and the bathroom. The main bedroom is very large with a fantastic walk-in wardrobe, perfect for storing all your clothes.

The second bedroom is a great size and can double up as a study with two desks. The rooms have large floor to ceiling windows making the flat lovely and bright.

LOCAL AUTHORITY

London Borough Of Southwark


TENURE

Leasehold - 118 years

Estimated annual charge being £3,641.52. Currently paying £303.46 per month

DIRECTIONS

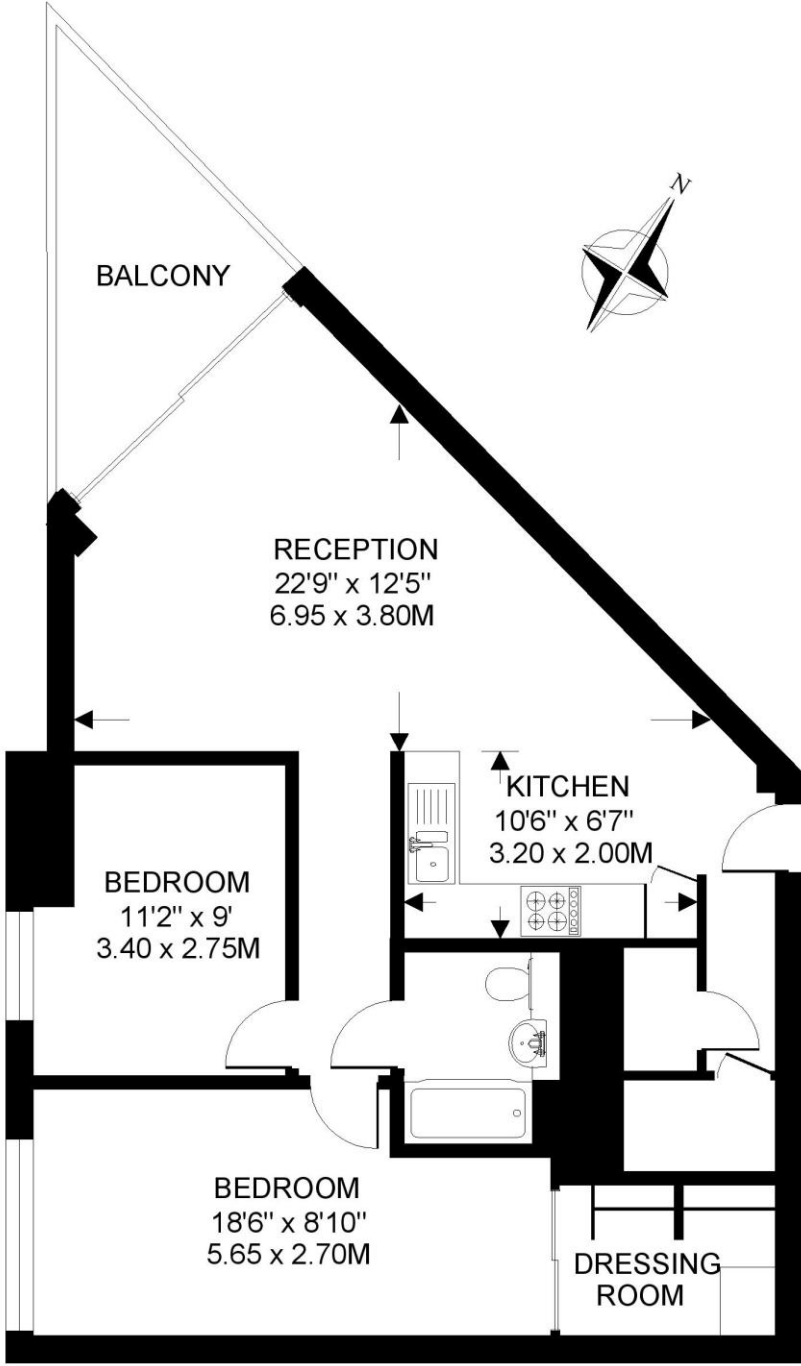
Elephant and Castle Underground is approximately 0.2 miles away (access the Bakerloo and Northern Line. Elephant and Castle National Rail is 0.3 miles away. Kennington Station 0.4 miles away (access both branches of the Northern line).

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(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	



CHURCHYARD ROW SE11
2 BEDROOM FLAT

Approximate gross floor area
775 SQ.FT. / 72 SQ.M.



EIGHTH 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.

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