



Churchyard Row, London SE11

welcome to
Churchyard Row, London

We are delighted to introduce this stunning one double-bedroom, fifth-floor modern apartment with direct access to a generously sized private balcony terrace. This spacious apartment is situated in the exclusive UNCLE building, completed in 2017, and benefits from a 24-hour concierge service along with the remainder of the NHBC Guarantee.

The property is located just moments from Elephant & Castle Station (Northern & Bakerloo Line and Overground service), providing regular links into the city, along with multiple bus routes to a variety of locations in and out of London. The UAL and London South Bank University are also within close proximity.

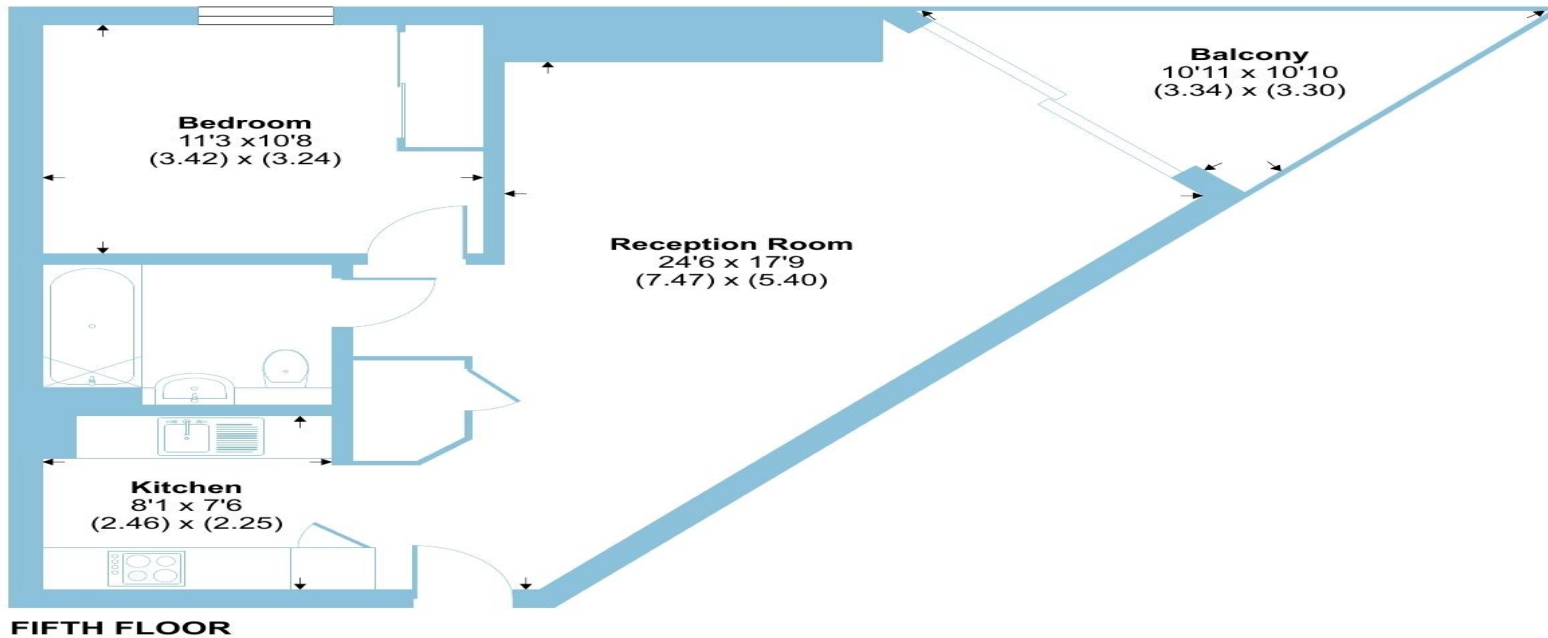
Accommodation comprises a hugely spacious semi open-plan kitchen/reception room with ample space for a dining table, a double bedroom with built-in wardrobes, a modern bathroom, and a private balcony. Residents also benefit from a secure bike storage room in the basement parking lot.



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Approximate Area = 571 sq ft / 53 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1233849

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- One Double Bedroom
- Central Location
- 24hr Concierge Service
- Private Balcony
- Fifth Floor

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£475,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110696



Property Ref:
KGT110696 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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