



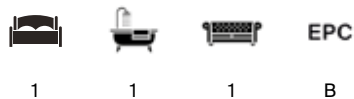
COLE STREET

Southwark SE1



COLE STREET SOUTHWARK SE1

Second floor one bedroom apartment with a spacious open-plan reception room and kitchen, ideally positioned in the heart of Southwark.



Local Authority: London Borough of Southwark

Council Tax band: D

Tenure: upon completion, a 999 year lease will be granted

Service charge: approximately £2,350 per annum, revised once per annum, next review due 2027

Annual insurance expenditure is approximately £240

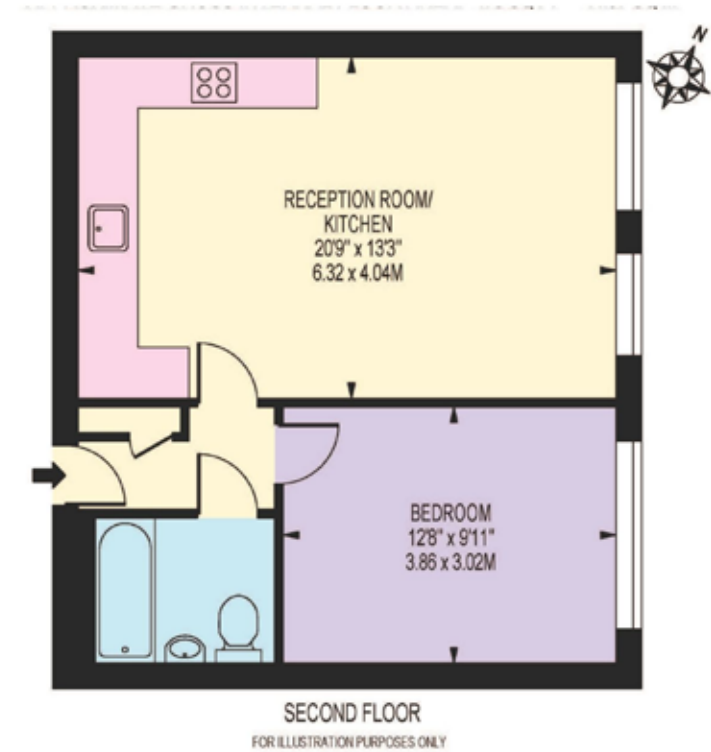
Guide price: £400,000



Occupying the second floor of Monck House, this well-proportioned one bedroom apartment extends to approximately 478 sq ft (44.37 sq m) and offers bright, practical accommodation in a highly convenient central London location. Residents benefit from access to the beautifully maintained private gardens of Trinity Church Square and Merriek Square, providing a peaceful retreat in the heart of Borough.

The apartment is arranged around a generous open-plan reception room and kitchen, providing an excellent space for both everyday living and entertaining. The layout creates a sociable living environment, with well-defined areas for relaxing, dining and cooking. A well-sized double bedroom is positioned separately from the main living space, while a bathroom and entrance hall complete the accommodation.

*Material Information Disclaimer - Please note, we have not yet received confirmation from the client regarding certain information for this property, including details of the service charge, ground rent, and any applicable review periods. You should ensure that you make your own enquiries, or instruct your advisors to do so, regarding all material information about this property.



Approximate Gross Internal Area = 44.37 sq m / 478 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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