Knight Frank



COLE STREET

London SE1





COLE STREET

A bright second-floor one bedroom apartment with generous living space and access to an attractive communal garden.

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Local Authority: London Borough of Southwark
Council Tax band: B
Tenure: Leasehold with a 999 year lease to be granted upon completion
Annual Insurance: : Approximately £255.84 per annum
Service charge: £1,777.98 per annum, reviewed every year, next review date 2027

Guide Price: £350,000

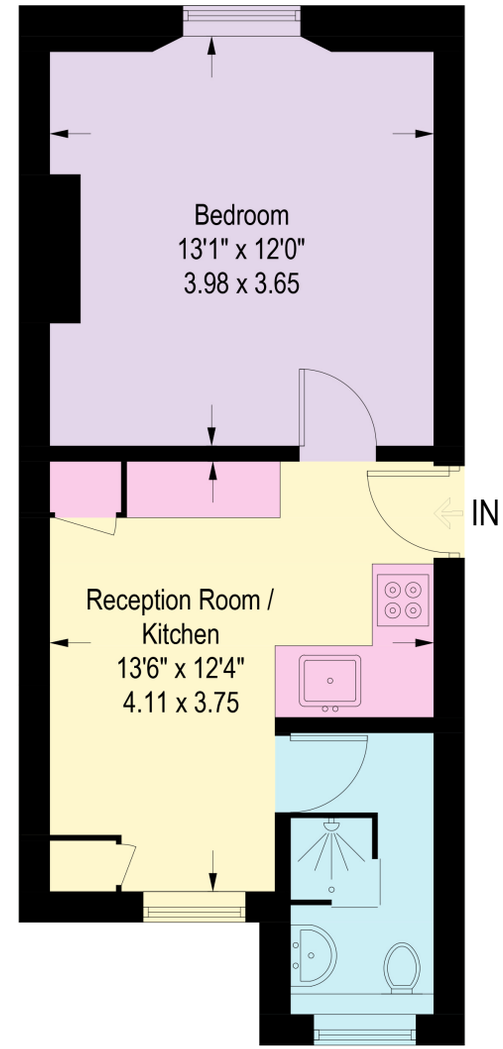
A bright one bedroom apartment on the second floor, offering well-proportioned accommodation with large multi-pane windows and access to an attractive communal garden. The entrance opens into the reception room and kitchen, which provides space for both living and dining. The kitchen is arranged around two sides with additional worktop space opposite, incorporating fitted cabinetry, an oven, hob and sink. The bedroom is generously proportioned, with a large window providing plenty of natural light. A separate shower room completes the accommodation. The apartment further benefits from wood-effect flooring through much of the living space and access to the landscaped communal garden. Residents benefit from access to the beautifully maintained private gardens of Trinity Church Square and Merrick Square, providing a peaceful retreat in the heart of Borough.

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 = 351 sq ft / 32.7 sq m



Second Floor

Approximate Gross Internal Area = 32.7 sq m / 351 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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Your partners in property

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