

Knight Frank

COLE STREET

Borough, London SE1



COLE STREET
BOROUGH, LONDON SE1

A bright and spacious two bedroom apartment with open-plan living and a terrace, situated on the first floor of Monck House in the heart of Borough.

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Local Authority: London Borough of Southwark

Council Tax band: D

Tenure: Leasehold, a new 999-year lease will be granted upon completion.

Service charge: approximately £2,100 per annum, plus £330 annual insurance, reviewed every year, next review due 2027.

Guide price: £600,000





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A well-presented two bedroom apartment situated on the first floor of Monck House, an attractive brick-built development in Borough. The property offers generous open-plan living accommodation, two double bedrooms and a terrace.

The apartment opens into an entrance hallway leading through to a spacious open-plan reception room and kitchen. The reception area features wood flooring, white walls and distinctive black-framed windows, creating a bright and contemporary living space with ample room for both seating and dining. The adjoining kitchen is fitted with sleek white cabinetry, contrasting worktops, integrated appliances and recessed lighting, with a door providing access to the terrace.









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Both bedrooms are well proportioned and carpeted, with one benefiting from direct access to the terrace. A family bathroom, fitted with a bath and overhead shower, washbasin, WC and heated towel rail, completes the accommodation.

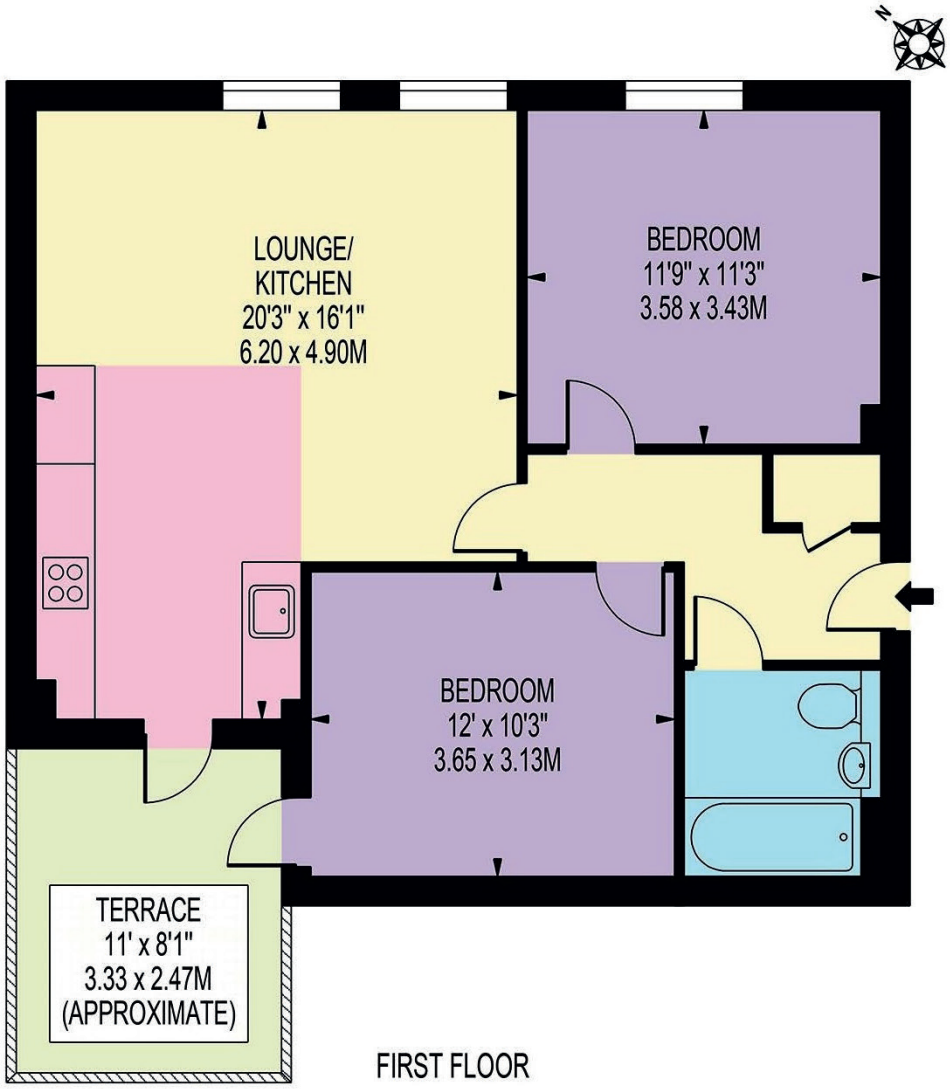
Residents benefit from access to the beautifully maintained private gardens of Trinity Church Square and Merrick Square, providing a peaceful retreat in the heart of Borough.

Borough is a vibrant and well-established neighbourhood in central London, known for its historic streets, independent cafés, restaurants and excellent food scene. The renowned Borough Market offers an extensive selection of fresh produce, specialist food retailers and dining options, while the surrounding streets of London Bridge and Bermondsey provide further shopping and leisure amenities.

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.


MONK HOUSE

MONCK HOUSE



FOR ILLUSTRATION PURPOSES ONLY

Approximate Gross Internal Area = 671 sq ft / 62.3 sq m

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)

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