Knight Frank




# COLE STREET

Southwark, SE1





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# SOUTHWARK, SE1

A bright two bedroom first-floor apartment within a characterful Victorian conversion dating from 1895, ideally positioned in the heart of Southwark.

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Local Authority: London Borough of Southwark

Council Tax band: B

Tenure: Leasehold . Lease lengh to be confirmed

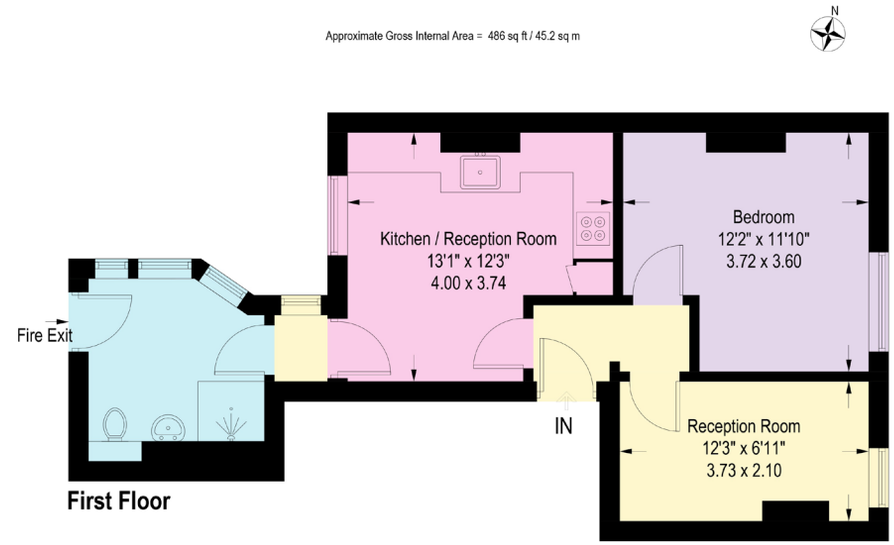
Service charge: approximately £2,116.96, (+ £284.10 insurance) per annum, reviewed annually. Next review due in 2026.

**Guide Price: £450,000**

This bright two bedroom apartment occupies the first floor of an attractive Victorian conversion dating from 1895. Extending to approximately 486 sq ft, it combines period character with well-proportioned accommodation in Southwark. Accessed via a communal entrance, the apartment opens into a central hallway leading to a generous rear kitchen/reception room. Large sash windows provide excellent natural light, complementing a kitchen fitted with wall and base units, integrated appliances and ample work surfaces. The principal bedroom includes built-in storage, while the second bedroom suits guests, study or home working. Residents benefit from access to the beautifully maintained private gardens of Trinity Church Square and Merrick Square, subject to application, offering a peaceful retreat in the heart of Borough.








Approximate Gross Internal Area = 45.2 sq m / 486 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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