



# Churchyard Row

London, SE11

Asking Price £625,000

A beautiful fourth floor apartment offering striking architecture, an expansive open plan living space and a unique triangular balcony, capturing impressive natural light and delivering standout contemporary living in Elephant & Castle.

**CHESTERTONS**



# Churchyard Row

London, SE11

- Fourth floor apartment bursting with natural light
- Striking open plan living for entertaining
- Bold triangular balcony with park views
- Spacious principal bedroom
- Versatile second bedroom
- Sleek bathroom finished with contemporary style
- Excellent storage
- Prime Zone 1 location
- Excellent transport links



Positioned on the fourth floor of a modern development, this beautifully presented apartment offers contemporary living in one of London's most vibrant and well connected neighbourhoods. The property benefits from a bright, well-proportioned layout, enhanced by large windows that draw in generous natural light throughout the day. A spacious open plan living and dining area forms the heart of the home, providing a stylish yet comfortable space for relaxing or entertaining. The modern kitchen features sleek cabinetry and high quality integrated appliances, creating a clean and functional workspace. The bedrooms are equally inviting, offering ample storage and a calm environment tucked away from the main living space, while the bathroom is finished to an excellent standard with contemporary fittings. Residents enjoy exceptional access to the very best of London living. Situated in Elephant & Castle, the apartment offers superb transport connectivity, allowing swift journeys across the capital via Underground, National Rail and multiple bus routes. The surrounding area is rich with local conveniences, including cafés, restaurants, independent shops and green spaces such as Geraldine Mary Harmsworth Park. Regeneration across Elephant & Castle has brought new leisure facilities, cultural venues and upgraded public spaces, making this a perfect location for professionals seeking a dynamic yet well-established community. With its modern finish, outstanding convenience and enviable position, this apartment stands out as an ideal home or investment in Zone 1. This home is currently owned on a 25% shared ownership basis and will be stair cased to 100% full ownership upon completion, meaning the purchaser will acquire the property on an outright basis.

**Tenure:** Leasehold 116 years 2 months

**Service Charge:** £4736.36 pa

**Ground Rent:** £0 pa

**Local Authority:** Southwark Council

**Council Tax Band:** E

Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## *Chestertons Tower Bridge Sales*

220 Tower Bridge Road

Tower Bridge

London

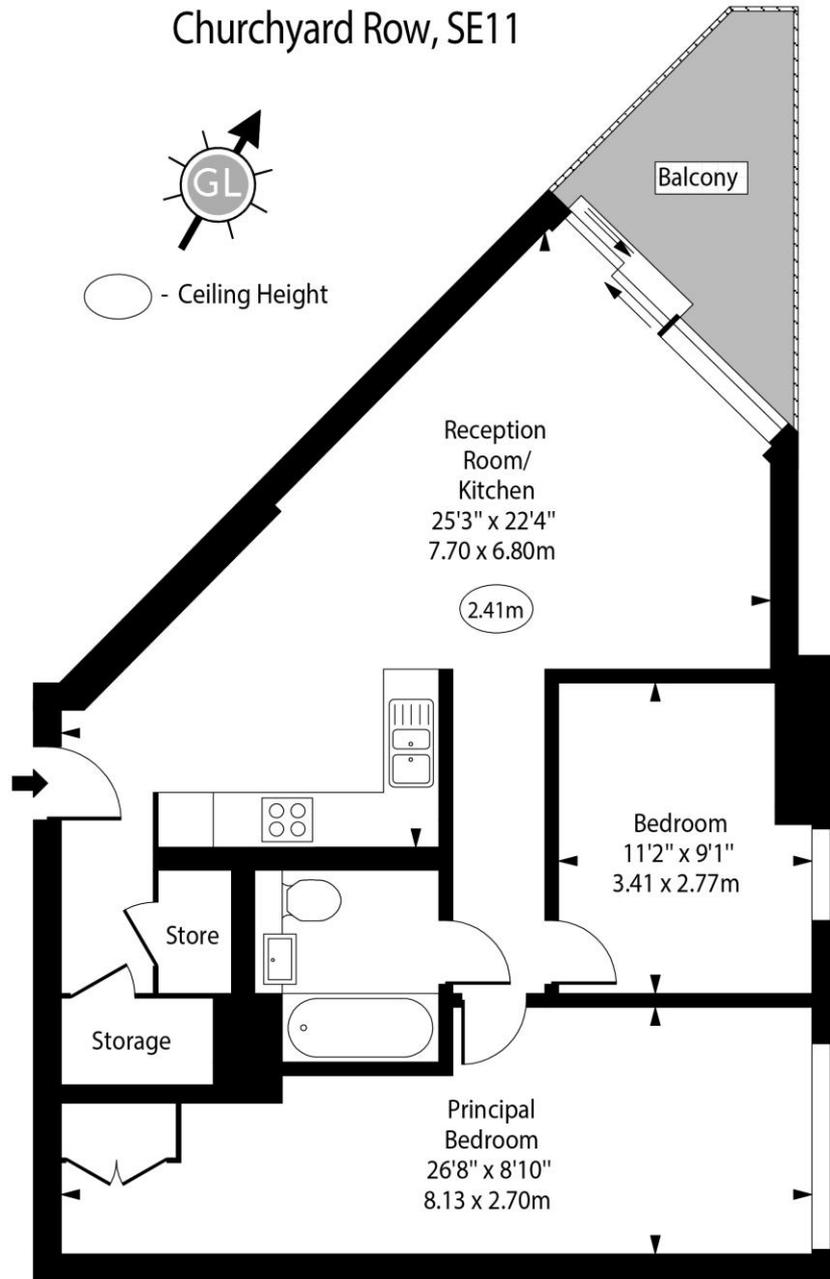
SE1 2UP

towerbridge@chestertons.co.uk

020 7357 7999

chestertons.co.uk

# Churchyard Row, SE11



Fourth Floor

Approx Gross Internal Area      768 Sq Ft - 71.35 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

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