

## St. Marys Gardens, London, SE11

£1,275,000 Freehold

A wonderful four-bedroom Georgian Grade II listed building on the stunning St. Mary's Gardens in the heart of Kennington within the Walcot Square conservation area.

**Winkworth**

## LOCATION

St. Mary's Gardens is a quiet garden square located just off Kennington Road, within the congestion zone and Walcot Conservation Area.

## DESCRIPTION

This beautiful home is configured with four bedrooms, a double reception room, a kitchen, a bathroom and an extra W/C and a tranquil garden. The house has three floors, the ground floor, the first floor and the lower ground floor with a double-story rear extension.

Two of the bedrooms are on the first floor, one of which is the master that looks out over St Mary's Gardens through sash windows. The second bedroom can be used as an office or bedroom as it will fit a double bed. Both rooms have the original fireplaces and built-in storage.

The bathroom is modern and a great size with a walk-in shower, underfloor heating, sink, w/c, vanity cabinet, heated towel rail and a window to provide a copious amount of light.

The ground floor provides a double reception room with dual aspect, French doors at the front and a sash window at the back looking over the garden.

The kitchen is at the rear of the property and has an abundance of storage and countertop space. It comes with a gas hob, an oven, fridge freezer, a slim line dishwasher and a washing machine.

The lower ground floor occupies two bedrooms, one which can fit a king-sized bed and the other although smaller can fit a double bed. Parquet flooring is found throughout the ground floor along with understairs storage.

The garden is an excellent size with southeast facing aspect and a huge amount of greenery with and a brick storage shed. Lastly parking permits can be acquired for on street parking from Lambeth Council.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Nil

Ground Rent - Nil

Council Tax Band - F

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating

Sewerage – mains connected

Broadband – Standard – Build planned between now and December 2026 for Ultrafast full fiber

## LOCAL AUTHORITY

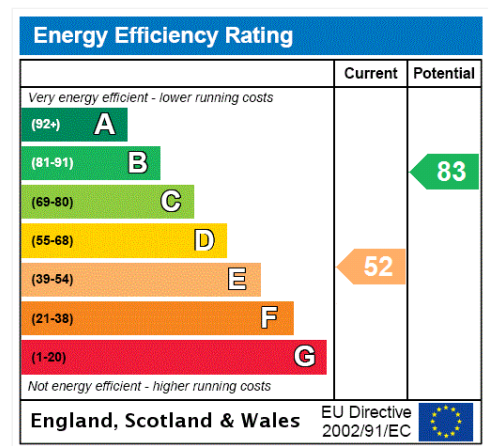
Lambeth

## TENURE

Freehold

## DIRECTIONS

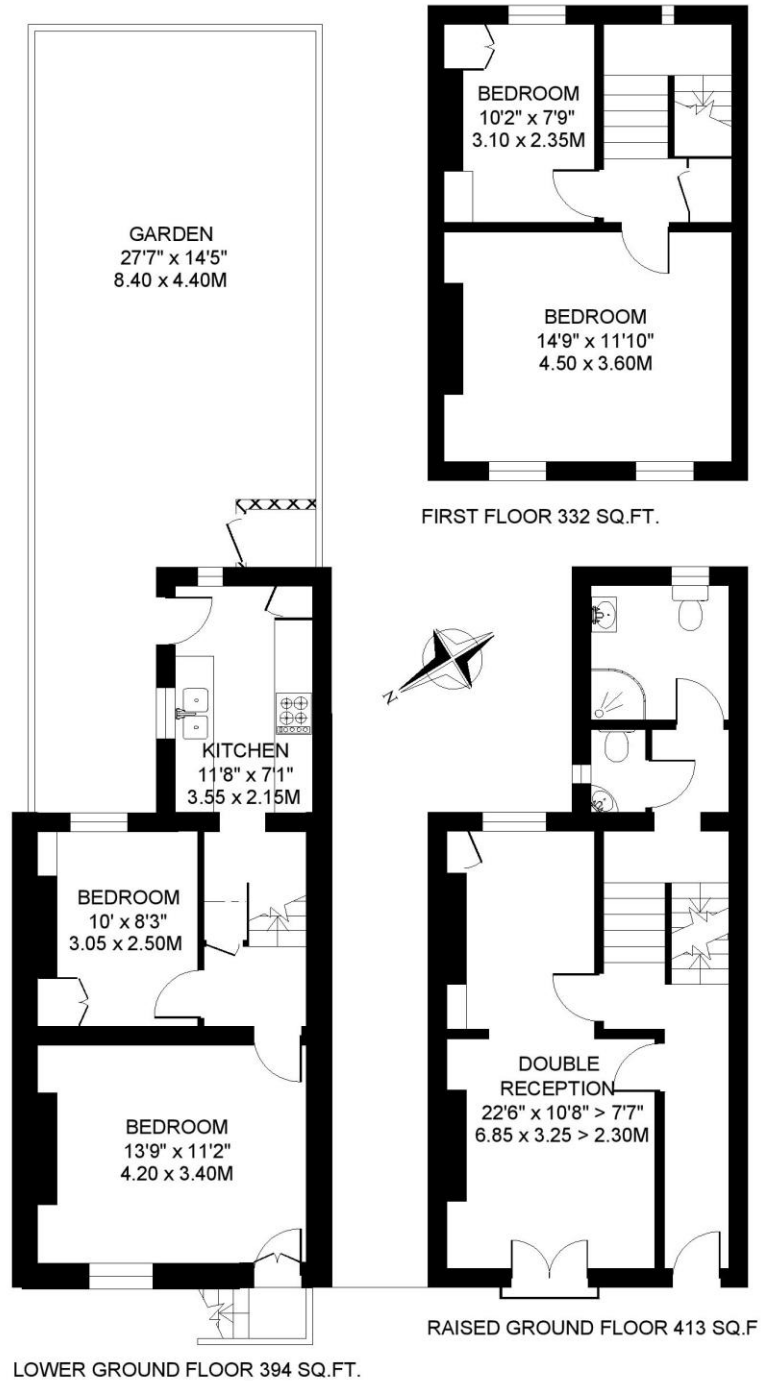
Lambeth North Underground Station (Bakerloo Line) is approximately 0.5 miles away. Kennington Underground Station (Northern Line) is approximately 0.6 miles away. Vauxhall Overground/Underground Stations (National Rail & Victoria Line) are 1.1 miles away. Also, the area is well served by a frequent bus service into Central London.





ST MARY'S GARDENS SE11  
4 BEDROOM HOUSE

Approximate gross floor area  
1139 SQ.FT / 105.8 SQ.M.  
Plus garden storage 11 SQ.FT. / 1 SQ.M.



*This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.*

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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