



Waterloo Road, London, SE1

£1,050,000 Leasehold

Winkworth are proud to present this unique and extremely spacious loft-style two bedroom apartment located in the heart of Waterloo.

LOCATION

Waterloo Road runs between Waterloo Bridge and Westminster Bridge Road. The flat is within walking distance of many restaurants and bars on The Cut and Lower Marsh as well as being very close to Southbank, The Old Vic Theatre, The Royal Festival Hall and the London Eye.

DESCRIPTION

This sizable split-level apartment is accessed on the 1st floor of this impressive building and offers a huge amount of living space as well as two very good-sized bedrooms, both with en-suites.

As you enter the flat you are greeted by a spacious hallway with very high ceilings and storage on your right. From this hallway are two separate staircases leading up to the bedrooms, both of which are fantastic-sized doubles with space for storage. They also both have en-suite bathrooms, one of which has a bath, and the other a walk-in shower.

Also located off the hallway are two large storage spaces, as well as a guest W.C. with a large storage cupboard containing the washing machine and separate dryer.

Before reaching the vast reception space at the end of the hallway you will find a separate study to your right, and the kitchen to your left. Both look out onto the reception space. The study has lots of built-in storage and a fitted desk.

The kitchen has a modern finish and benefits from ample storage and worktop space, as well as an integrated electric hob, two built-in ovens and microwave, fridge/freezer, and dishwasher.

The reception room offers an abundance of living space, complimented by double height ceilings, wooden flooring, and two very large warehouse style windows letting in ample natural light. There is more than enough space for a large dining table and chairs, two sofas, a coffee table, and additional storage. At one end of the room is built in storage and ample shelving. In the corner of the room is a door leading to huge hidden storage space.

This flat is eligible for a residents on-street parking permit.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £4,337.00 per 2023-2024

Ground Rent - £150.00 per annum

From 28/09/32 increases by £150 and then on every subsequent 33rd anniversary.

Council Tax Band - F

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected (included in service charge)

Heating – gas central heating

Sewerage – mains connected

Broadband – superfast fibre

LOCAL AUTHORITY

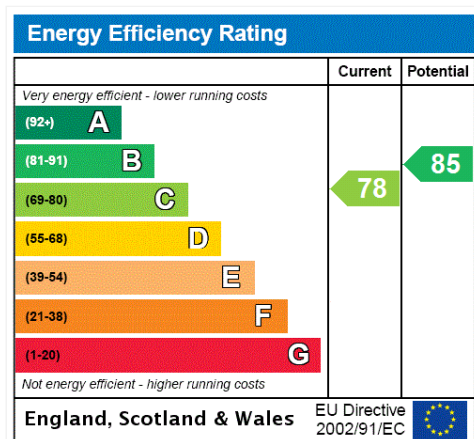
Southwark Council

TENURE

Leasehold- 999 years from 29 September 1999

DIRECTIONS

Waterloo Overground/Underground Stations are approximately 0.3 miles away (National Rail, Northern, Waterloo & City, Jubilee and Bakerloo Line). Elephant & Castle Overground/Underground Stations are approximately 0.4 miles away (National Rail, Bakerloo and Northern Line). Lambeth North Underground Station is approximately 0.4 miles away (Bakerloo Line). The area is also well served by a frequent bus service into Central London.





WATERLOO ROAD SE1

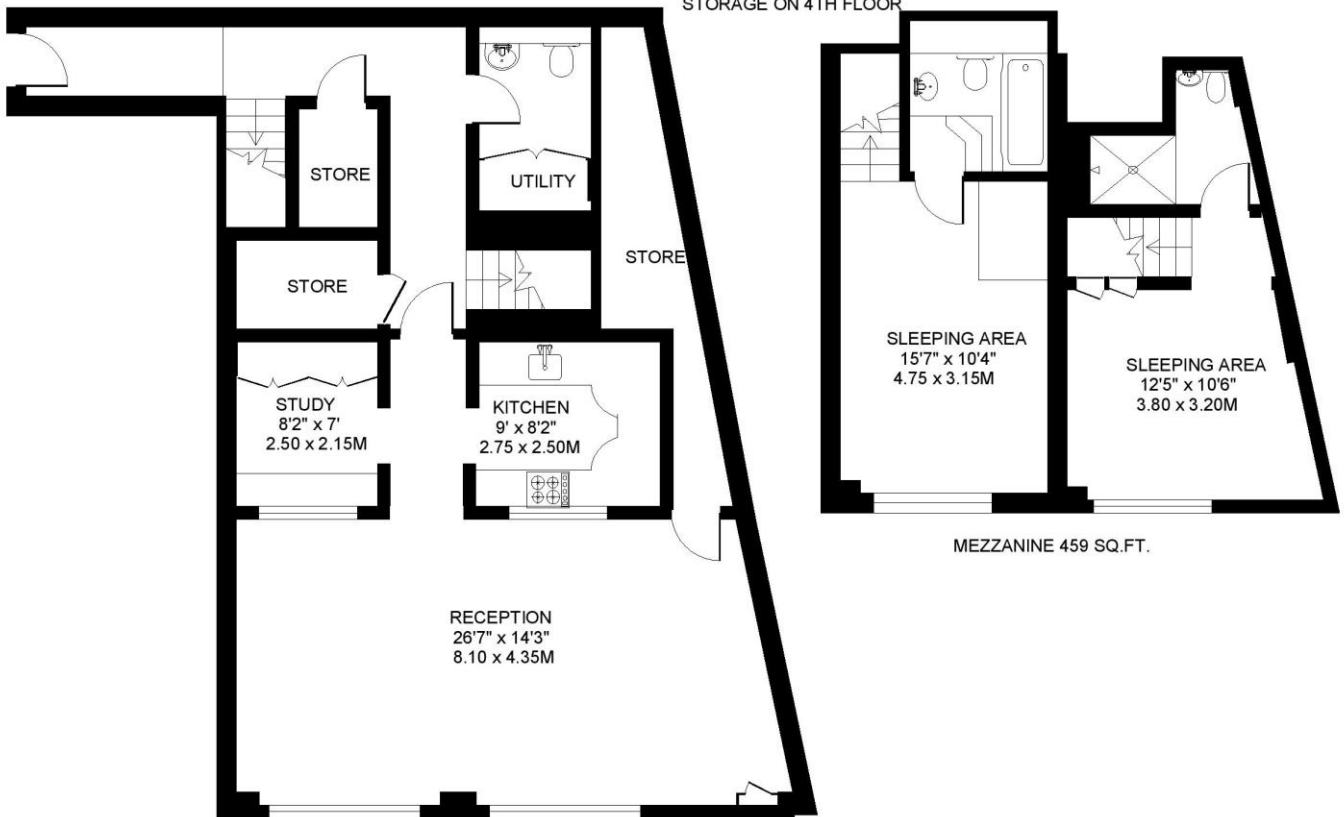
Approximate gross floor area
1434 SQ.FT / 133.1 SQ.M.

Plus external storage areas 21 SQ.FT. / 1.9 SQ.M.

Total area shown on plan 1455 SQ.FT. / 135.2 SQ.M.



STORAGE ON 4TH FLOOR



FIRST FLOOR 975 SQ.FT.

MEZZANINE 459 SQ.FT.

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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