

# Garden Row, SE1

**£375,000** *Leasehold*

2 | 1 | 1

A wonderful 2-bedroom flat on the ground floor of a purpose built block, in the heart of SE1. EPC rating C

## KEY FEATURES

- Central location
- Excellent transport link
- Bike storage
- Located by the Imperial War Museum





**Kennington**

020 7587 0600 | kennington@winkworth.co.uk

Winkworth



## DESCRIPTION

Upon entering the apartment, you are greeted by a central hallway that acts as the primary anchor for the property and leads into all rooms.

Immediately to the left is the first bedroom; a bright and versatile space that offers enough room to be a lovely double bedroom or a dedicated home office.

As you continue to walk down the hallway, you will find the second bedroom, which features a large window that draws in plenty of natural light. This is a sizable double bedroom boasting a generous footprint, with ample space for a large double bed and an abundance of freestanding storage.

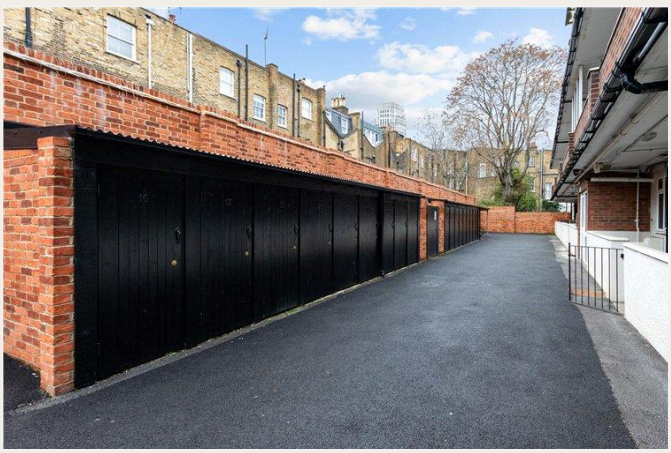
The living room boasts a generous footprint with an impressive amount of floor space, providing a versatile layout for both relaxation and dining.

Adjacent to this, the kitchen is thoughtfully designed with an extensive range of cabinetry, offering a wide amount of storage space and a functional environment for cooking.

The property is completed by a well-presented bathroom, featuring a clean and classic suite. This final room comes fully equipped with a full-sized bath, a freestanding washbasin, and a W.C., providing a practical and comfortable space.

Lastly, the flat comes with a personal locked storage shed, perfect for bikes and other bulky items.







## MATERIAL INFO

**Tenure:** Leasehold
**Term:** 125 years from 25 March 1990 (89 years and 1 month)
**Service Charge:** £2,240 per annum
**Ground Rent:** £150 per annum (to be increased to £200 on 25 March 2040)
**Local Authority:** Southwark Council
**Council Tax Band:** B
**EPC rating:** C

**PARKING**
Parking permit available from the Southwark council

**UTILITIES**
Electricity – mains connected
Water – mains connected
Heating – gas central heating
Sewerage – mains
Broadband – Ultrafast

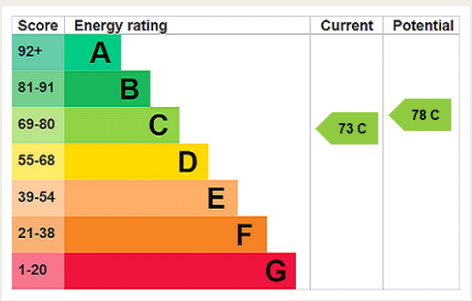
## LOCATION

Ideally located on Garden Row, St. George's Court sits just a stone's throw from the historic Imperial War Museum and its surrounding parkland. The property is perfectly positioned within easy walking distance of both Waterloo and Borough, offering unparalleled access to the City and the West End. Residents are truly spoilt for choice, with vibrant food markets and artisan coffee shops located right on the doorstep.

## DIRECTIONS

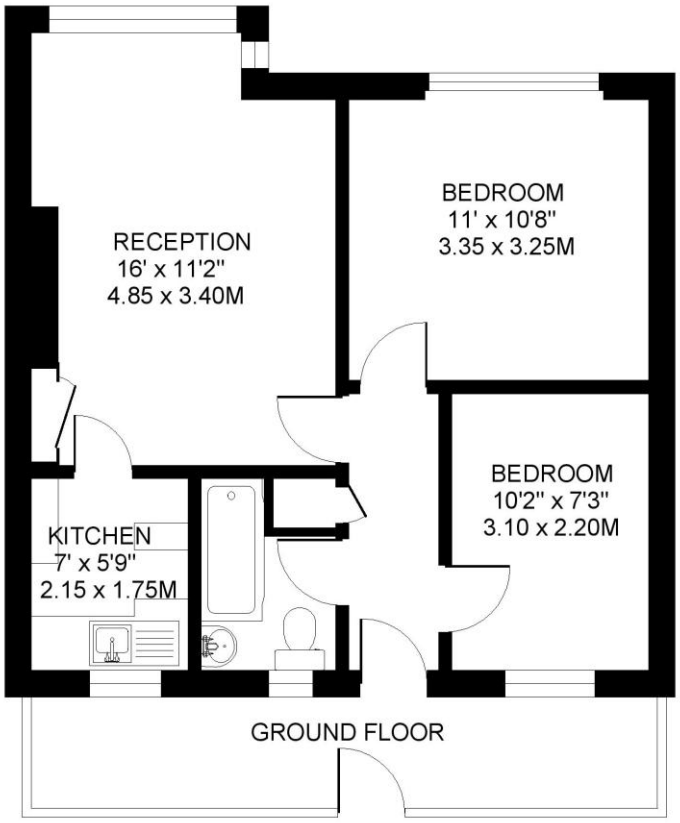
Elephant and Castle Overground and Underground Stations are approximately 0.2 miles away (National Rail, Bakerloo and Northern Line). Lambeth North is 0.4 miles away (Bakerloo Line). Waterloo Station is around 0.6 miles away (National Rail, Waterloo and City, Northern, Jubilee and Bakerloo Lines). The area is also well served by frequent bus services into Central London.

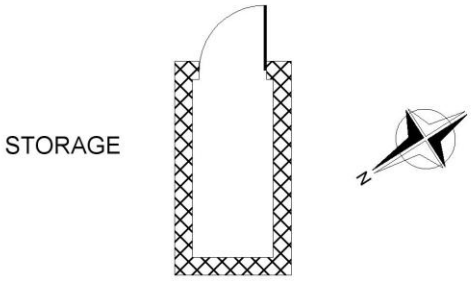
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



# ST GEORGES COURT. SE1
# 2 BEDROOM FLAT

Approximate gross floor area
496 SQ.FT / 46.1 SQ.M.
Plus Storage Room 20 SQ.FT / 1.9 SQ.M.




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**Kennington**
020 7587 0600 | kennington@winkworth.co.uk

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