


# Walcot Square, SE11

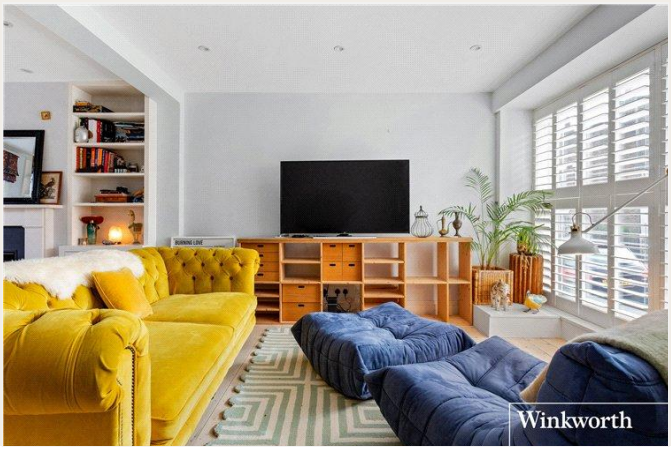
**£1,050,000** *Freehold*

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Winkworth are proud to present this opportunity to acquire a beautifully presented two bedroom Georgian house set over three floors. The house is located on the ever popular Walcot Square within the Walcot conservation area. EPC rating C

## KEY FEATURES

- Quiet location
- Situated on a highly desirable garden square
- Good condition
- Close to public transport
- Set within Walcot conservation area







**Kennington**

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## DESCRIPTION

Nestled on the charming Walcot Square and overlooking St Mary's Walk, this beautifully presented home offers a peaceful setting in one of the area's most desirable locations.

Upon entering the raised ground floor, you are welcomed into a spacious open-plan double reception room. Large windows at the front and rear flood the space with natural light, creating a bright and inviting atmosphere.

Descending a few steps to the rear of the house, you'll find a generous modern bathroom featuring stylish teal metro tiles, cream tiled flooring, a large walk-in shower, separate bath, heated towel rail, WC, and a vanity unit with built-in storage.

The fully integrated contemporary kitchen is located on the lower ground floor at the front of the property. It offers ample storage, an island with a breakfast bar, and high-end appliances including two integrated ovens, an integrated microwave, and an induction hob with extractor above. To the rear, a dining area leads into an attractive infill extension that provides an additional seating area. Bi-fold doors open out to a beautifully designed, stone-tiled raised garden, perfect for outdoor dining and entertaining.

The top floor features two well-proportioned double bedrooms. The principal bedroom, situated at the front of the house, includes built-in wardrobes and two large sash windows that offer a pleasant outlook. The second double bedroom, located to the rear, includes a built-in cupboard and enjoys views of the garden.









## MATERIAL INFO

**Tenure:** Freehold
**Term:** NA
**Service Charge:** NA
**Ground Rent:** NA
**Local Authority:** Lambeth
**Council Tax Band:** F
**EPC rating:** C

**PARKING**
On-street parking is available from Lambeth Council

**UTILITIES**
Electricity – Mains
Water – Mains
Heating – Gas
Sewerage – Mains
Broadband – Ultrafast broadband

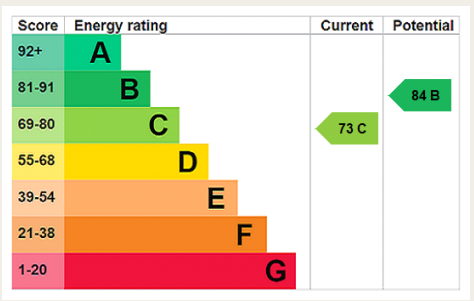
## LOCATION

Walcot Square is located just off Kennington Road and neighbours St. Mary's Gardens. The property is just a stone's throw away from bars, restaurants, shops and further delights offered at Kennington Cross.

## DIRECTIONS

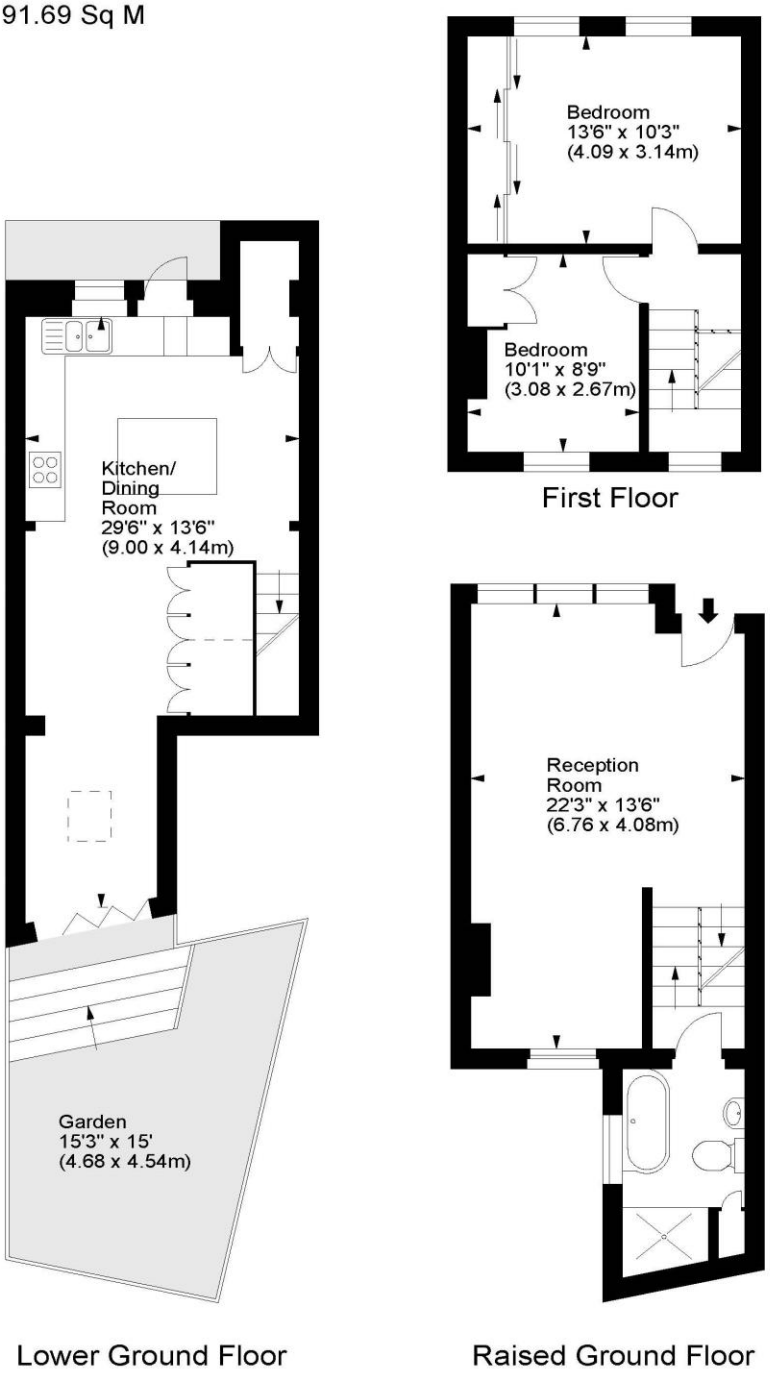
Both Lambeth North (Bakerloo Line) and Elephant and Castle (National Rail, Northern & Bakerloo Line) stations are approximately 800 metres. Kennington Underground Station (Northern Line) is approximately 1km away.

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.



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Approx. Gross Internal Area
987 Sq Ft - 91.69 Sq M




For illustration purposes only. Not to scale.
All measurements are taken and shown at floor level.
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**Kennington**
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