



# St. Georges Road, London, SE1

£1,250,000 Freehold

A charming four-bedroom Grade II listed Victorian house on St George's Road opposite St. George's Cathedral with a nearly 50ft South West facing garden. EPC exempt.

Winkworth

## LOCATION

St. Georges Road is situated between Lambeth Road and Westminster Bridge Road and next to the Imperial War Museum. You will be within easy walking distance of Waterloo and Borough with several quality street food markets, bars, supermarkets and gyms on your doorstep.

## DESCRIPTION

Arranged over four floors, this beautifully presented Victorian mid-terraced home offers generous and versatile living space, comprising four double bedrooms, a spacious open-plan kitchen/reception room, two family bathrooms, two utility rooms, a roof terrace, and a superb South West-facing garden.

Upon entering the property at raised ground floor level, you are welcomed into a bright and expansive open-plan kitchen/reception area. The reception space is enhanced by a front-facing sash window, offering an abundance of natural light. There is ample space to make this space a dining room or a further reception space. Either side of the fireplace there is built-in shelving which is ideal for books and decorative pieces.

The kitchen, positioned at the rear, features extensive storage and worktop space, along with integrated appliances including a fridge/freezer, oven, and hob. A large breakfast bar provides a comfortable setting for enjoying your morning coffee.

Adjacent to the kitchen is the first of two utility rooms, equipped with storage, a sink, and space for a washing machine. This area also provides access to the roof terrace, with steps descending into the private garden.

The lower ground floor comprises a second reception room with double French doors leading directly to the garden, a spacious double bedroom, a second utility area with further storage. Additionally, there is a bathroom that easily fits a bath, sink and W/C.

The first floor is home to the master bedroom, which could also be used as a formal reception space. It is a particularly generous room, featuring a beautiful Juliet balcony to the front and a large sash window to the rear, creating a dual-aspect setting filled with natural light. The rear part of this floor could act as a lovely walk in wardrobe.

The top floor accommodates two further well-proportioned double bedrooms. The rear-facing bedroom offers delightful views over the garden, while the front-facing bedroom benefits from two large windows and built-in wardrobes, there is also a bathroom between the two rooms that has a separate shower and bath, sink and W/C.

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – electric central heating

Sewerage – mains connected

Broadband - Ultrafast

## LOCAL AUTHORITY

Southwark Council

Council Tax Band G

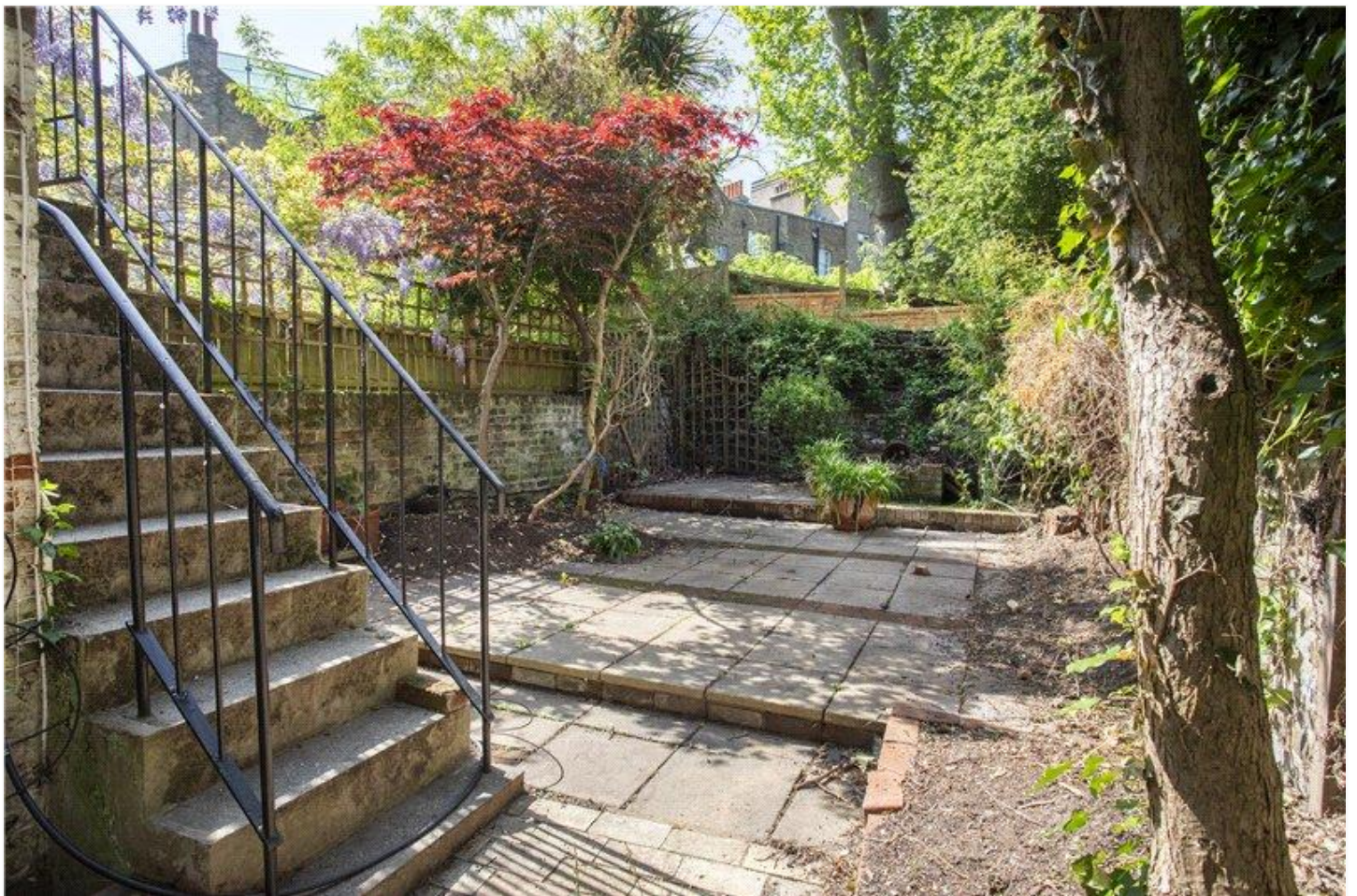
## TENURE

Freehold

## DIRECTIONS

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







# ST GEORGES ROAD SE1 4 BEDROOM HOUSE

Approximate gross floor area  
1873 SQ.FT / 174 SQ.M.  
Plus loft storage 211 sq.ft. / 19.6 sq.m.



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Floorplan produced for Winkworth by Floorplanners 07801 228850

*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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