



St. Georges Road, SE1

£625,000 *Leasehold*



Winkworth are pleased to offer this well-presented two-bedroom flat in a convenient location, set within a Grade II listed building in a conservation area, with attractive views towards St George's Cathedral opposite. The flat is an excellent home for first-time buyers, professionals, or investors. EPC rating D

KEY FEATURES

- Central location
- Grade II listed
- Communal garden
- 742 sqft
- Great transport links
- Good condition



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DESCRIPTION

Located on the raised ground floor, this well-proportioned flat offers bright and spacious accommodation with a practical layout throughout.

Upon entering, you are welcomed by a central hallway providing access to all the rooms.

The kitchen is fitted with a gas hob and extractor, oven, sink and ample cupboard and worktop space, with room for a washing machine. A large window above the sink enjoys a pleasant outlook over the rear garden and fills the room with natural light.

Adjacent is the fully tiled bathroom, comprising a bath with shower above, wash basin with mirror and WC.

The reception room is a generous space, flooded with natural light from two large sash windows. There is ample room for both a seating area and dining table, while built-in shelving adds character and practical storage.

Both bedrooms are well-proportioned doubles with space for wardrobes and additional furniture. Wooden flooring runs throughout, enhancing the bright and welcoming feel of the property.

Well-presented throughout, this is an excellent home in a convenient location.

Please note that the picture of the second bedroom to the rear has been altered using AI.





MATERIAL INFO

Tenure: Leasehold

Term: 210 years from 29 September 1996 (180 years and 2 months)

Service Charge: £1,506 per annum

Ground Rent: £50 per annum (to be increased to £75 per annum from 29 September 2026, then £100 per annum from 29 September 2056 and £125 per annum from 29 September 2086. Peppercorn from 2116)

Local Authority: Southwark Council

Council Tax Band: D

EPC rating: D

PARKING

On street parking available from Southwark Council

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – ultrafast broadband

LOCATION

St. Georges Road is located 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.

DIRECTIONS

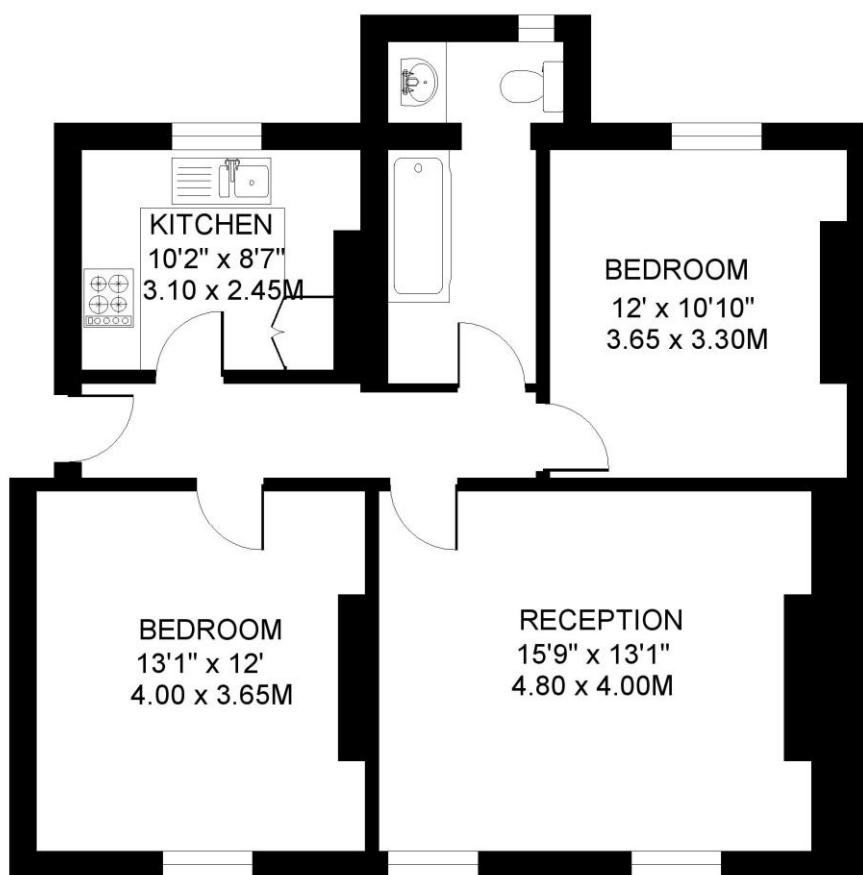
Lambeth North is approximately 0.2 miles away (Bakerloo Line). Elephant and Castle Overground/Underground stations are approximately 0.4 miles away (National Rail, Bakerloo and Northern Line). Waterloo Overground and Underground stations are approximately 0.6 miles away (National Rail, Northern, Waterloo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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

ST GEORGES STREET SE1
2 BEDROOM FLAT

Approximate gross floor area
742 SQ.FT / 68.9 SQ.M.



RAISED GROUND FLOOR

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