



Newman House, St. Georges Road, London, SE1

£549,950 Leasehold

Chain free Winkworth presents this fantastically located split-level 3-bedroom flat nestled away in Elephant and Castle. Located just a stone's throw away is the impressive Imperial War Museum as well as a vast number of local amenities such as bars and restaurants. EPC Rating C.

Winkworth

winkworth.co.uk/kennington

for every step...

LOCATION

Newman House is located on Garden Row which is adjacent to St. George’s Road which runs from Lambeth North through to Elephant and Castle. Close to South Bank and the Imperial War Museum, Newman House is centrally located with greens and parks close by.

DESCRIPTION

The entrance to the spacious maisonnette flat is located on the second floor of the door accessed block. As you enter into the hallway you are presented with storage on the left with the entrance to the kitchen found on the right.

The kitchen is stylish with a good amount of storage found both above and below the kitchen units as well as space for a large fridge freezer, washing machine and dishwasher. A white splashback compliments the countertops very nicely.

Towards the rear of the property is the reception room with direct access on to a sizeable private balcony that overlooks the resident’s garden. The reception is spacious and light, with large windows allowing light to flood the room. There is more than enough space for a dining table and chairs; perfect for entertaining.

The bathroom, located at the top of the stairs, is divided into two with separate W.C. and bathroom next door which is equipped with bath with overhead shower along with a sink basin with storage below.

On the top floor, you will find three double bedrooms. The two larger bedrooms provide built in furniture with all three providing enough space for double beds and additional free standing storage space.

LOCAL AUTHORITY

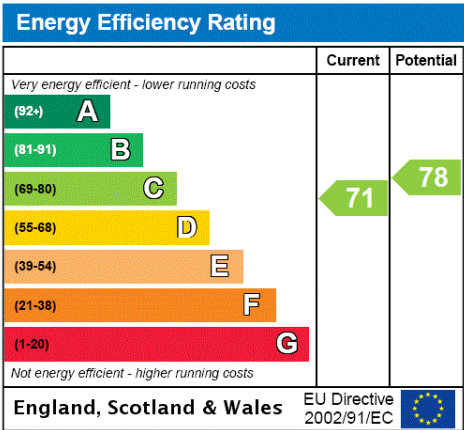
Southwark Council, London
Council tax band D

TENURE

Leasehold - 125 years from 22 July 1985 (currently in the process of extending the lease by a further 90 years)
Ground rent: £10 per annum
Service charge: circa £1,330 per annum

DIRECTIONS

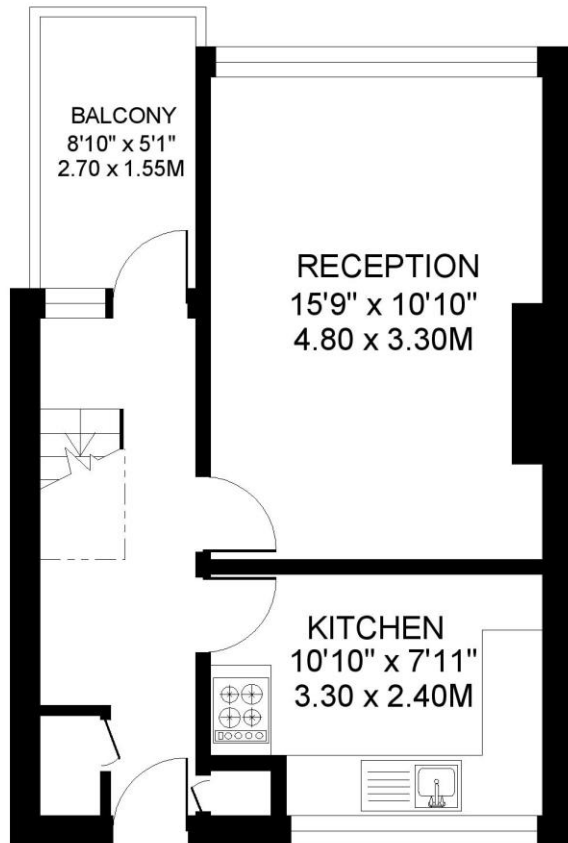
Elephant and castle station is located 0.4 miles away where you have access to both the National Rail and Underground for the Northan Line and Bakerloo Line.



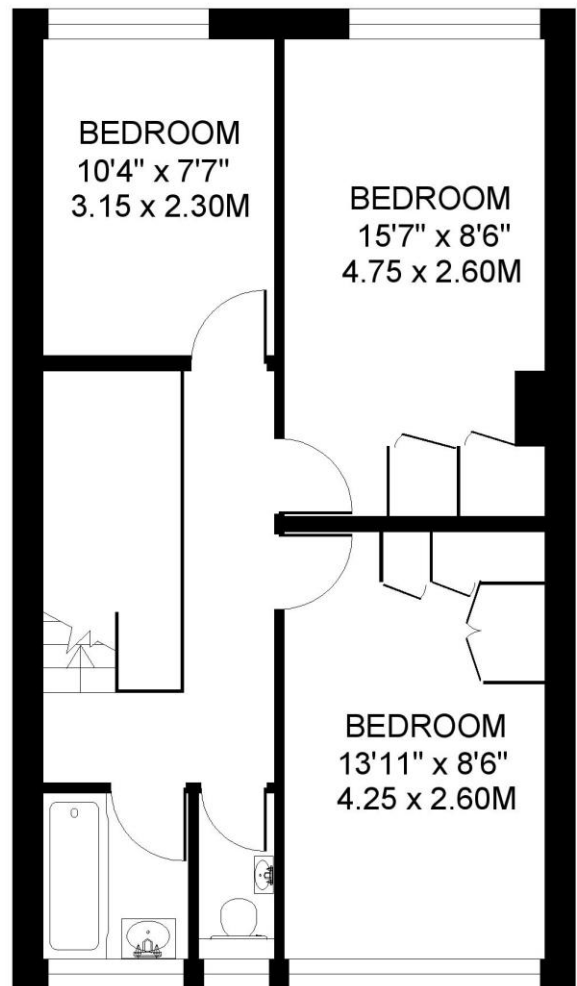


NEWMAN HOUSE, ST GEORGES ROAD SE1
3 BEDROOM FLAT

Approximate gross floor area
844 SQ.FT / 78.4 SQ.M.



SECOND FLOOR 352 SQ.FT.



THIRD FLOOR 492 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.

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