

St. Georges Road, London, SE1

£2,250,000 Freehold

A spectacular and immaculately presented four-bedroom late Georgian house within the West Square conservation area on St Georges Road. It is also short walk from the Imperial War Museum and South Bank.

LOCATION

The location offers excellent transport links and a fantastic selection of local amenities and eateries in the surrounding area. The house is nestled between Elephant & Castle and Lambeth North, whilst the Imperial War Museum and West Square are moments away. Southbank and Waterloo are both within close proximity.

DESCRIPTION

A spectacular and immaculately presented four-bedroom late Georgian house within the West Square conservation area on St Georges Road. It is also short walk from the Imperial War Museum and South Bank.

As you walk up to the house through an iron gate, you will notice the beautiful and well-maintained front garden which means the house is nicely set back from the road.

Upon entering the house on the raised ground floor, you are greeted by a spacious hallway and with a guest w/c just off it. As you head down the hallway you come to the stunning open plan kitchen dining space. Towards the front, sits the natural dining area whilst the modern kitchen sits to the rear equipped with the latest kitchen appliances. A utility room is located at the very rear offering further storage and worktop space, as well as easy access to the rear garden.

The lower ground floor currently comprises a self-contained one-bedroom annex accessed via the front lower ground floor entrance to the house. With a charming patio to the front, open plan kitchen reception, storage, bedroom and ensuite bathroom, this offers both flexibility and freedom. One could immediately reconnect the annex to the main house if preferred as the original staircase is still in place.

The first floor occupies a beautiful and light double reception room. A large living space at the front spanning the full width of the house with wonderful large windows allowing in plenty of natural light. The rear provides built in bookshelves offering great storage and excellent views over the garden.

The second floor provides two double bedrooms and two bathrooms. The bedroom at the front of the house has an ensuite shower room and ample built in storage. The bedroom to the rear has a terrace offering far reaching views over the City. The family bathroom is equipped with bath, basin, tower rail and W.C.

On the top floor sits the master bedroom with a W.C. and plenty of storage to the front. There is a stand-alone walk-in shower and a free-standing bath to the rear. This room, with bi-folding doors and a large balcony, has fantastic views to the rear and the vaulted ceilings give this room a wonderful sense of space.

The large rear garden, accessed by both the lower and raised ground floors, has been beautifully landscaped. With its own sustainable environmentally friendly sourced irrigation system, this garden provides the perfect balance for both garden enthusiasts and those looking to entertain. The garden has been split with a paved patio housing outside furniture and mature beds. Mature beds also occupy the extensive front garden offering fantastic privacy to the house.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - NIL

Service Charge - NIL

Council Tax Band - G

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating

Sewerage – mains connected

Broadband – fibre

LOCAL AUTHORITY

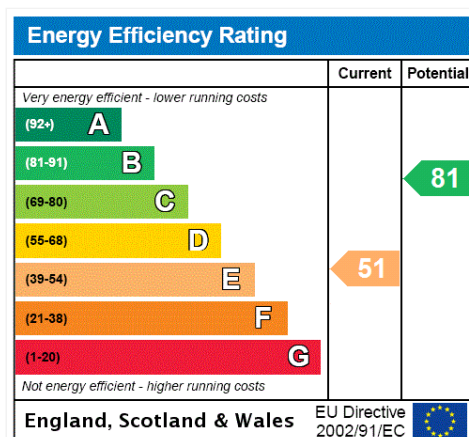
Southwark Council

TENURE

Freehold

DIRECTIONS

Elephant & Castle Underground Station (Bakerloo and Northern Line) is just 0.3 miles away. Lambeth North (Bakerloo Line) is also just 0.3 miles away. Waterloo Station is also a short walk away, providing you with National Rail services. The area is also well served with frequent bus services into the City.





104 ST GEORGE'S ROAD. SE1
4 BEDROOM HOUSE

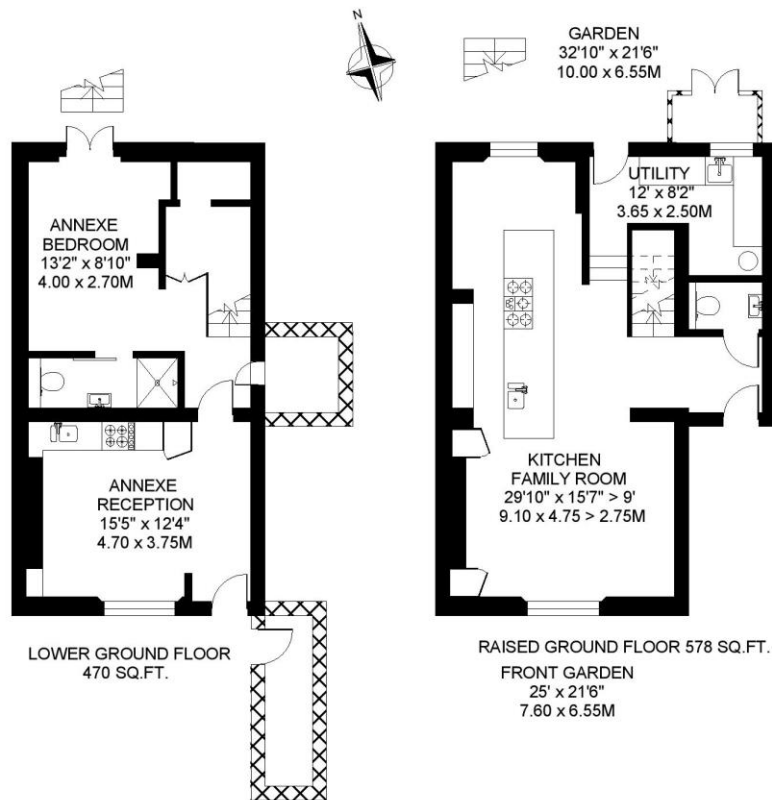
Approximate gross floor area
2280 SQ.FT. / 211.8 SQ.M.
PLUS 108 SQ.FT. / 10.0 SQ.M.



FIRST FLOOR 477 SQ.FT.

SECOND FLOOR 418 SQ.FT.

THIRD FLOOR 337 SQ.FT.



LOWER GROUND FLOOR
470 SQ.FT.

RAISED GROUND FLOOR 578 SQ.FT.

FRONT GARDEN
25' x 21'6"
7.60 x 6.55M

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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