



Sullivan Road, LONDON, SE11

£1,125,000 Freehold

An impressive four-bedroom terraced contemporary family house, set over three floors, in the heart of the Walcot Conservation area. This beautiful house has a west-facing garden and plenty of natural light spanning 1100 SQ/FT. EPC rating D

LOCATION

Sullivan Road is located just off Walcot Square 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. The Imperial War Museum is also a short walk from the property.

DESCRIPTION

Enter the house on the ground floor and immediately you are presented with a sizeable double reception and downstairs W.C. At the front of the house, there is a dining area with ample space to accommodate a family dining table and chairs. Behind sits the sitting room offering plenty of entertaining space with space for multiple sofas.

At the rear, there is the kitchen breakfast room which is lovely and bright thanks to the glass roof. The family kitchen offers an abundance of storage as well as a large integrated fridge/freezer, dishwasher, electric fan-powered oven and induction hob, and space for a washing machine. There are pleasant views directly through to the garden with access via French doors.

Upstairs on the first floor, you will find the first bedroom at the front which spans the full width of the building. There's lots of built in storage. Behind sits the second double bedroom which can accommodate a double bed and further free-standing furniture. The modern family bathroom is found at the rear of the first floor and offers a bath with overhead rainfall shower, sink, towel rail and W.C.

On the second floor, the master bedroom is at the front and is both spacious and bright. There is an ensuite shower room with large walk-in shower, sink, W.C. and mirror. Behind sits a smaller fourth bedroom which provides space for a double bed and desk. On the landing of the second floor, there is a large airing cupboard providing further storage.

Access to the rear West facing garden is granted via the French doors of the kitchen breakfast room. Nearest the house is the paved patio area with a mature garden bed running along the rear wall. The garden provides excellent entertainment during the warmer months of the year.

PARKING

Permit parking

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Full Fibre Broadband

LOCAL AUTHORITY

Lambeth

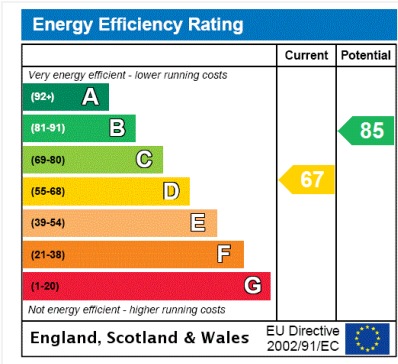
Council Tax Band F

TENURE

Freehold

DIRECTIONS

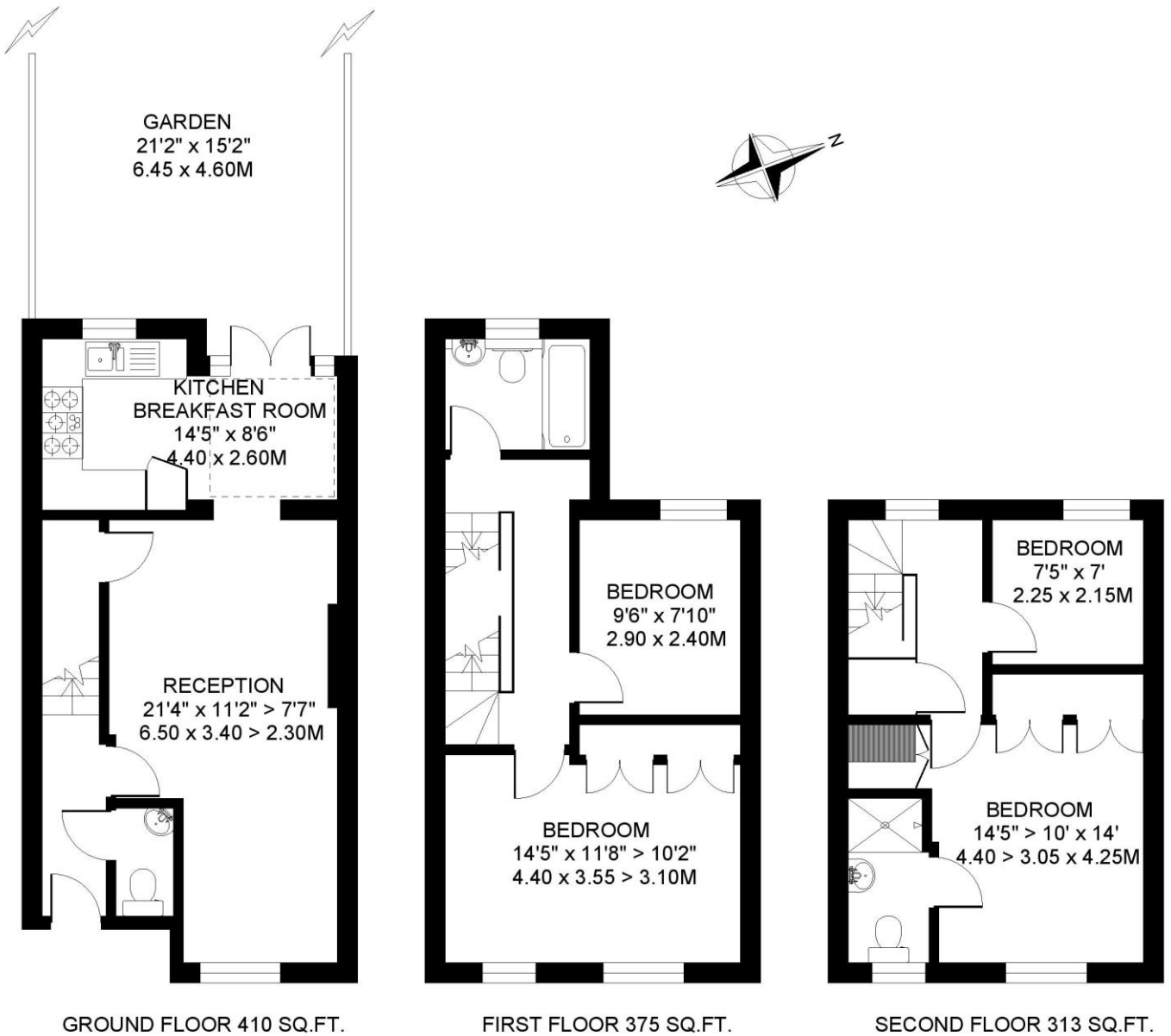
Elephant and Castle Station (National Rail, Northern & Bakerloo Lines) is approximately 0.5 miles away and Kennington Underground Station (Northern Line – both branches) is approximately 0.6 miles away. As an alternative method of transport, there are also Santander Cycle Docking Stations close by.





SULLIVAN ROAD. SE11
4 BEDROOM HOUSE

Approximate gross floor area
1098 SQ.FT / 102.0 SQ.M.



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. Copyright: These plans should not be reproduced by any other person, without permission. Floorplan produced for Winkworth by Floorplanners 07801 228850

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