



Cottesloe Mews, SE1

£1,050,000 *Freehold*

3  1  2 

A beautifully presented, newly renovated, two-storey house set within a secure gated mews development, just moments from London Eye and Waterloo Station. The property boasts three generous double bedrooms, a large reception room, kitchen, two bathrooms, private parking, and a garage with potential for development subject to planning permission. EPC rating C

KEY FEATURES

- Newly renovated and turn-key ready
- Freehold and chain-free
- Private mews in prime London location
- Quiet property with secure gated entrance
- 3 bedrooms, 2 bathrooms, and a guest W.C.
- Interlinked reception room and dining area
- Walled patio garden and private front terrace
- 2 parking spaces – one in an integral garage



Kennington

020 7587 0600 | kennington@winkworth.co.uk

Winkworth



DESCRIPTION

Built in 1994, this beautifully presented home offers generous living space arranged over two floors. The ground floor comprises a large reception room, spacious kitchen, a W.C., and an integral garage. Upstairs, there are three double bedrooms, including a master bedroom with en-suite shower room, plus a separate bathroom.

The property is entered through a private, paved front terrace, with direct access to the garage immediately on the right. Currently used for storage, the garage offers excellent potential for conversion into a workspace or studio, as seen in other homes within the mews, subject to planning permission.

The kitchen, located at the rear, is thoughtfully laid out with ample work surfaces and storage. It is equipped with a newly-installed electric oven, induction hob with extractor, a new granite sink and space for both a washing machine and a large fridge/freezer. A breakfast bar which runs along the nearest wall provides a casual dining space.

Adjacent to the kitchen, the reception room is bright and expansive, with plenty of space for living and dining areas. The current layout accommodates a large six-seater dining table alongside a lounge area with two large sofas. French doors open directly onto the patioed west-facing back garden, creating a seamless indoor-outdoor flow ideal for entertaining. Engineered wood flooring extends throughout, and there is potential to create a modern open-plan kitchen-reception room, subject to planning permission.

Upstairs, the master bedroom is a bright, spacious room overlooking the mews, complete with fitted wardrobes and an en-suite shower room with walk-in shower, W.C., and sink. Two further double bedrooms overlook the rear garden. The larger bedroom includes built-in wardrobe while both comfortably accommodate a double bed and additional furniture. The bathroom features a bathtub with a new overhead rainfall shower, a vanity unit above a sink and a W.C.

Storage is a standout feature of this property, with a loft spanning the width of the house, an integral garage suitable for storage or a small car, and additional off-street secure parking within the mews.





MATERIAL INFO

Tenure: Freehold

Term: NA

Service Charge: £3,370 per annum (including £2,500 Reserve Fund)

Ground Rent: NA

Local Authority: Lambeth

Council Tax Band: G

EPC rating: C

PARKING

Off street parking and private garage.

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Ultrafast broadband

LOCATION

Cottesloe Mews is situated between Pearman Street and Morley Street. The development is approximately 160 metres from Lambeth North Station and only a short walk from Waterloo Station. There is an abundance of local bars, restaurants and markets. Cottesloe Mews is also on the doorstep of some of London's finest cultural landmarks including the Old Vic Theatre, Imperial War Museum and the London Eye.

DIRECTIONS

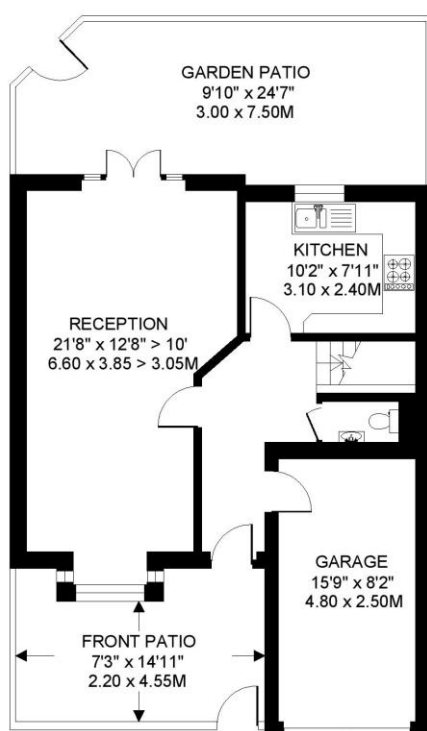
Lambeth North Station (Zone 1 - Bakerloo Line) is approximately 0.1 miles away (2-3 minutes' walk). Waterloo Station (Zone 1 - National Rail, Northern, Waterloo & City, Jubilee and Bakerloo Line) is approximately 0.4 miles away (6-minutes' walk).

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.

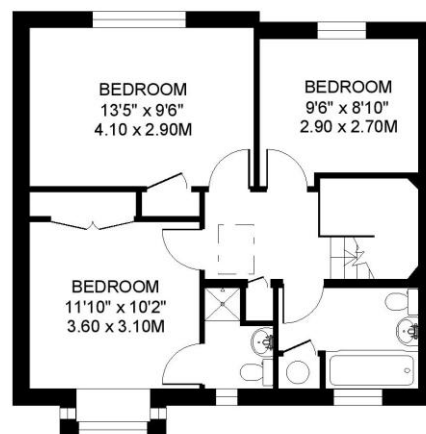
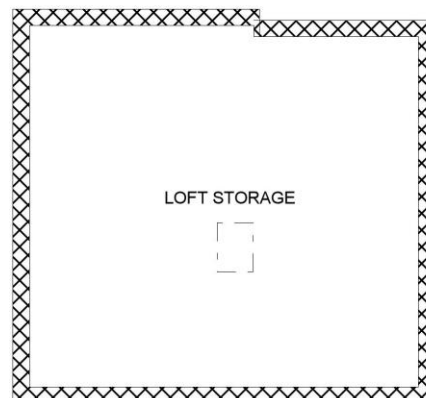
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COTTESLOE MEWS SE1 3 BEDROOM HOUSE

Approximate gross floor area
1089 SQ.FT / 101.2 SQ.M.
Plus loft storage 498 sq.ft. / 46.3 sq.m.



GROUND FLOOR 591 SQ.FT.



FIRST FLOOR 498 SQ.FT.

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

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.