

## Lower Marsh, London, SE1

£850,000 Leasehold

Winkworth are delighted to present this spacious and well-maintained two-bedroom flat, ideally situated in the vibrant heart of Waterloo. Offering stylish interiors, excellent entertaining space, and a substantial private roof terrace, this property is perfect for modern city living. EPC Rating D

LOCATION

The flat is located on a lively, characterful street within a conservation area in central Waterloo. Lower Marsh is nestled between Westminster Bridge Road and Waterloo Road, just south of Waterloo Station. This highly sought-after location is renowned for its independent shops, cafes, and excellent transport links.

DESCRIPTION

You are welcomed into the property via a spacious hallway that leads into an impressive open-plan kitchen and reception room—the focal point of the home. The contemporary kitchen features sleek worktops, a stainless steel under-mounted sink with mixer tap, and a full range of integrated appliances including a dishwasher, washing machine, oven, microwave, hob with extractor fan, and space for a fridge freezer. A large breakfast bar connects the kitchen to the bright and generously proportioned living area, which comfortably accommodates both a dining table and multiple sofas.

The space is enhanced by two tall radiators and full-width retractable patio doors that open onto an expansive private roof terrace—ideal for entertaining, outdoor dining, or simply relaxing in a peaceful setting.

The principal bedroom benefits from fitted wardrobes, a modern ensuite shower room, and direct access to the roof terrace through its own retractable patio doors. The second bedroom is also a good-sized double, with ample space for freestanding furniture and a double-glazed window.

The main bathroom is sleek and contemporary, featuring a double-ended bathtub with overhead shower, granite-topped basin with fitted storage, W.C., heated towel rail, and fully tiled walls and flooring. The ensuite shower room is similarly well appointed, with a basin, W.C., heated towel rail, and extractor fan.

A true highlight of the property is the expansive private roof terrace—decked, well-lit, and complete with a garden tap. It offers a rare and tranquil outdoor retreat in the heart of the city, ideal for entertaining or enjoying a quiet evening al fresco.

SERVICE CHARGE, GROUND RENT, COUNCIL TAX

Service Charge - £2,272 per annum (inc. sinking fund) 2024/2025  
Ground Rent - £250 per annum (to be increased in 2045 to £500 per annum)  
Council Tax - D

PARKING

On street parking is available via Lambeth Council

UTILITIES

Electricity – mains connected  
Water – mains connected  
Heating – electric heating  
Sewerage – mains connected  
Broadband – ultrafast broadband

LOCAL AUTHORITY

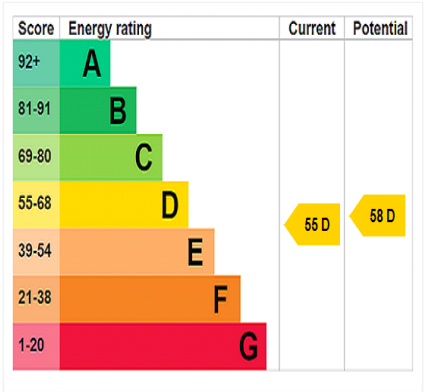
Lambeth - 125 years from 1 January 2005

TENURE

Leasehold

DIRECTIONS

Waterloo Mainline Station is a stone’s throw away and approximately 0.2 miles away. Southwark Underground Station (Jubilee Line) is only 0.4 miles away. The area is also served by frequent bus services into the West End and City. In addition, there are several Santander Cycle Docking Stations close by.

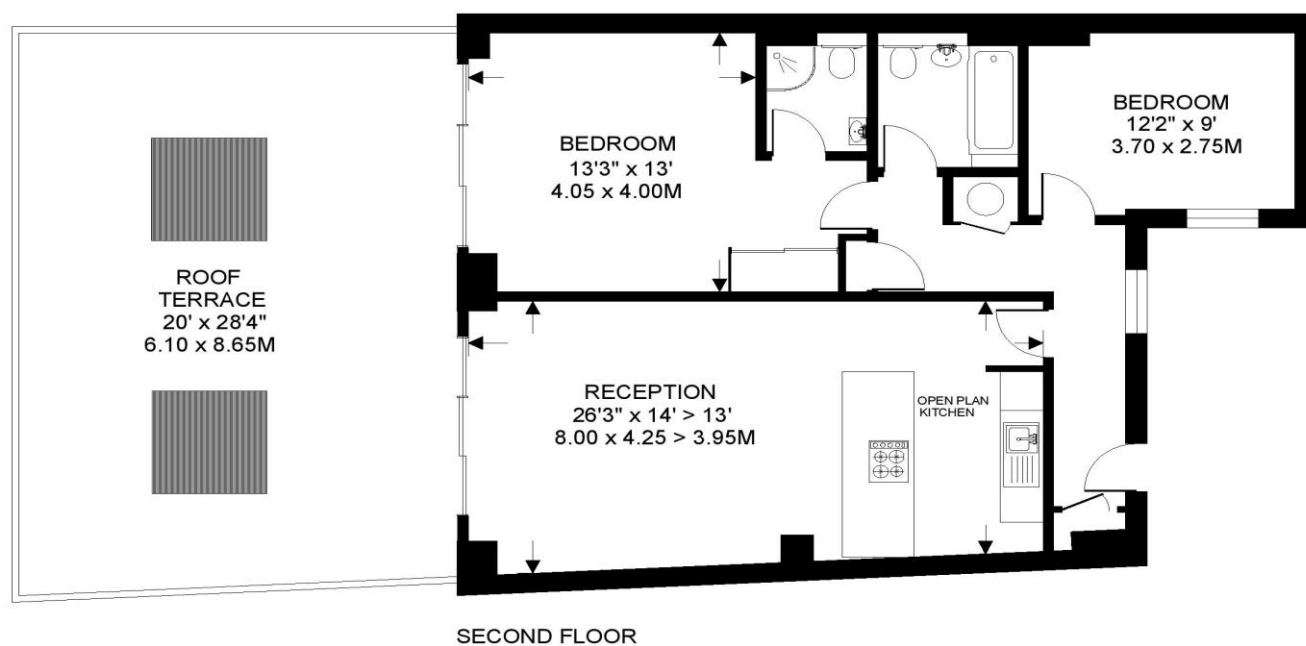






LOWER MARSH ROAD SE1  
2 BEDROOM FLAT

Approximate gross floor area  
880 SQ.FT / 81.7 SQ.M.



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Floorplan produced for Winkworth by Floorplanners 07801 228850

*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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