



St. Marys Gardens, London, SE11

£1,125,000 Freehold

A rare opportunity to acquire an end of terrace, Georgian, Grade II listed home situated on the ever-popular St Marys Gardens in central Kennington, within the Walcot Square Conservation Area. EPC exempt.

LOCATION

St. Mary's Gardens is a quiet garden square located just off Kennington Road, within the congestion zone and Walcot Conservation Area.

DESCRIPTION

This house differs slightly from its neighbours as the entrance to the house is located on the side rather than the front of the property. As you enter the property on the ground floor you will find a bedroom with an en-suite shower room to your right. Next to the bedroom is the door leading to the garden, a charming and quiet space offering lots of privacy.

The lower ground floor currently comprises a kitchen towards the rear, and a separate living space to the front. The kitchen offers an abundance of storage and worktop space, as well as an integrated gas hob with extractor fan above and oven below, fridge/freezer, and space for a dishwasher. The reception room has space for a sofa and coffee table, but would work well as a dining room, accommodating a large dining table and chairs. Both these rooms could be knocked through to create an open plan kitchen/living space.

The raised ground floor comprises two separate reception rooms that could be knocked through to create one large double reception room. Owing to the front door being on the side of the house, the front reception room is wider and enjoys enviable views of St Marys Gardens.

The first floor comprises a large master bedroom at the front of the property, a smaller bedroom next door, and a large bathroom and additional W.C. at the rear.

This property is in need of some modernisation but has fantastic potential and a highly sought-after location.

LOCAL AUTHORITY

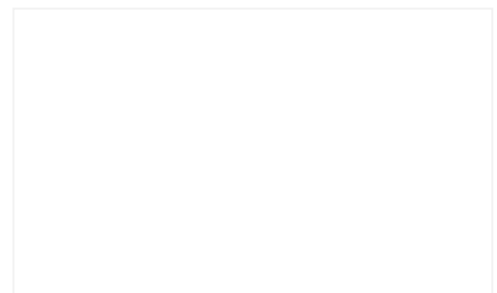
Lambeth

TENURE

Freehold

DIRECTIONS

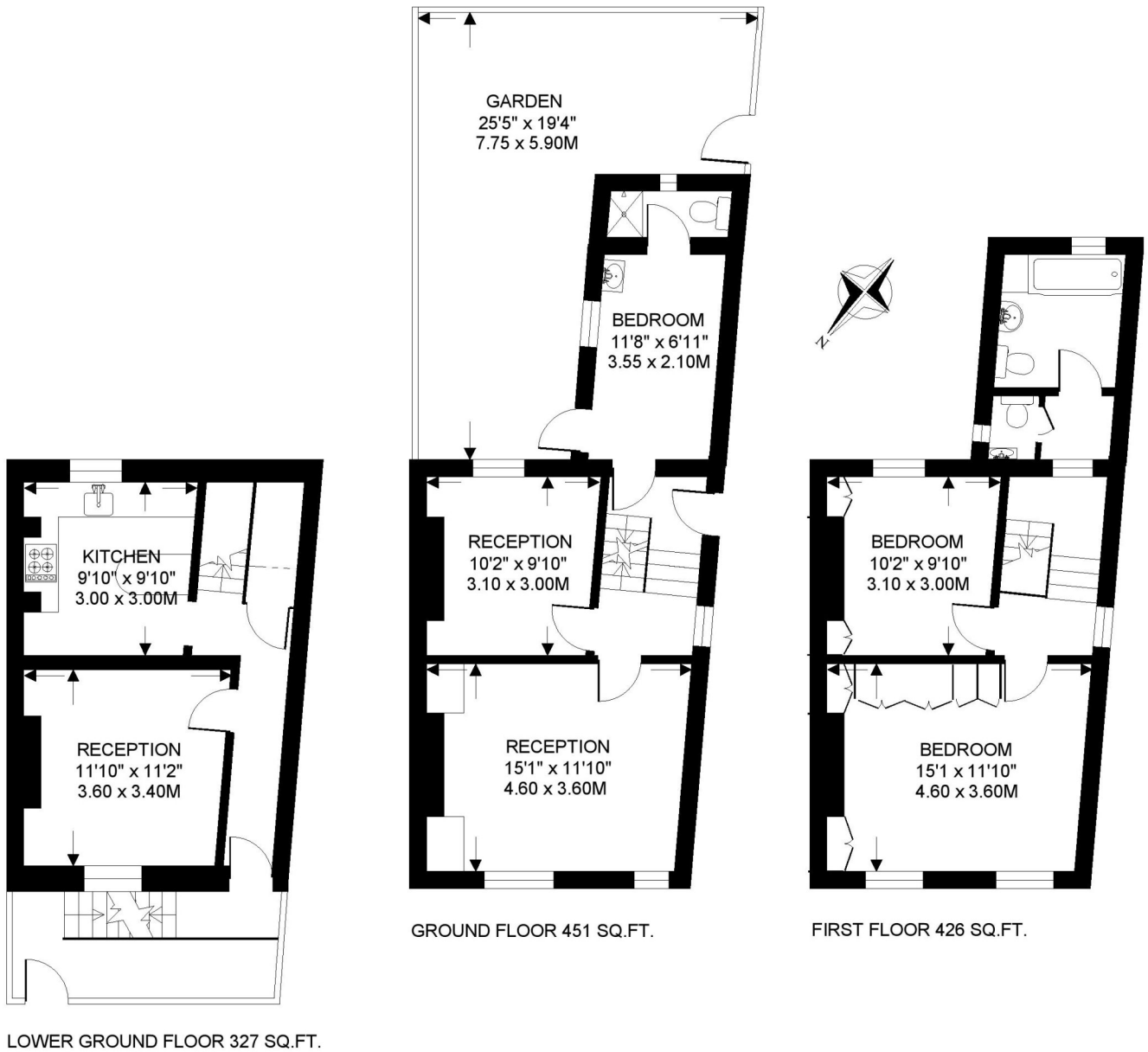
Lambeth North Underground Station (Bakerloo Line) is approximately 0.5 miles away. Kennington Underground Station (Northern Line) is approximately 0.6 miles away. Vauxhall Overground/Underground Stations (National Rail & Victoria Line) are 1.1 miles away. Also, the area is well served by a frequent bus service into Central London and many Santander Cycle Docking Stations can be found in the vicinity.





ST MARY'S GARDENS SE11
3 BEDROOM HOUSE

Approximate gross floor area
1204 SQ.FT. / 111.8 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.

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