



## St. Georges Road, SE1

£899,950 Share of Freehold

A charming two-bedroom, two-bathroom first floor lateral flat with a terrace in Georgian building. This wonderful flat sits within the West Square Conservation Area and has views of the Imperial War Museum and Southwark Cathedral.

**Winkworth**

## LOCATION

St. George's Road is situated between Lambeth Road and Westminster Bridge Road and next to the Imperial War Museum. You will be within easy walking access of Waterloo and Borough with several quality street food markets, bars, supermarkets and gyms on your doorstep.

## DESCRIPTION

The flat is comprised of two double bedrooms, both with en-suites, a reception room which leads on to the kitchen and a terrace overlooking the Imperial War Museum.

The master bedroom is a fantastic size with space for a king size bed and chest of draws as well as built in storage. The ensuite has twin sinks and bath with an overhead shower and glass shower screen. A vanity mirror with storage and a w/c also occupies the space.

The second bedroom can be used as a bedroom or a second reception room depending on what works best for the individual. Two large Georgian windows run along the side of the room and built-in wardrobes for storage run along the parallel wall. This space can occupy a king size bed and a desk. A second ensuite leads off the room and has a walk-in shower, heated towel rail and sink.

The reception room has two sets of French windows with shutters and engineered wooden flooring throughout. The space can fit a large sofa and coffee table.

The kitchen has stone floor tiles, a wooden worktop, copper splashback and is finished with white cabinets. An abundance of storage can be found along with a fitted washing machine, stainless steel sink and hanging space for pots and pans.

A separate guest w/c is also off the hallway.

The terrace leads off the kitchen with double doors and makes an excellent place to relax and with it's South West facing aspect the sun shines over for most of the day.

Parking permits can be acquired from the council.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £800.00 per annum

Ground Rent - £100.00 per annum (not claimed currently)

Council Tax Band - D

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating

Sewerage – mains connected

Broadband – standard fiber

## LOCAL AUTHORITY

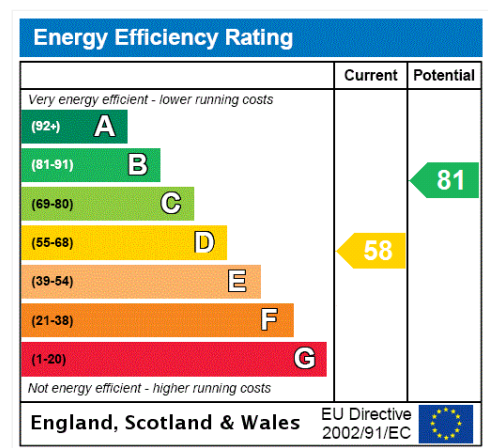
Southwark Council

## TENURE

Share of Freehold - 125 years from 24 June 1988

## DIRECTIONS

Lambeth North is approximately 0.2 miles away (Bakerloo Line). Elephant and Castle Overground/ Underground Stations are approximately 0.4 miles away (National Rail, Bakerloo and Northern Line). Waterloo Overground and Underground Stations are approximately 0.4 miles away (National Rail, Northern, Waterloo & City, Jubilee and Bakerloo Line). The area is also well served by a frequent bus service into Central London.



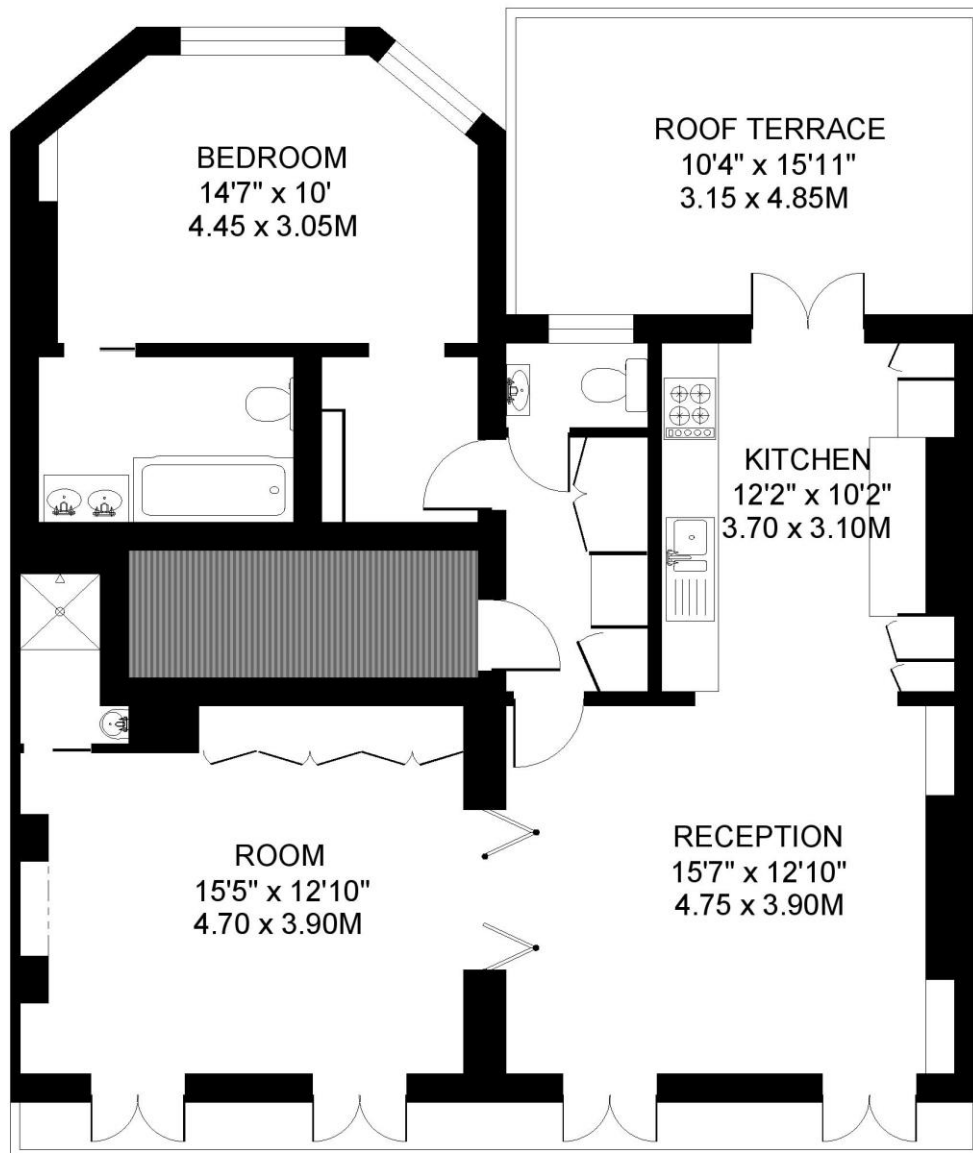






ST GEORGES ROAD SE1  
2 BEDROOM FLAT

Approximate gross floor area  
872 SQ.FT. / 81 SQ.M.



FIRST FLOOR

*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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Floorplan produced for Winkworth by Floorplanners 07801 228850

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