



# King Edward Walk, London, SE1

£995,000 Freehold

A stunning Grade II listed Georgian House, set within the ever-popular West Square Conservation area.  
EPC rating - C



## LOCATION

King Edward Walk is situated just off Lambeth Road and St. Georges Road. An abundance of local amenities such as shops, restaurants, pubs and the Imperial War Museum are found in proximity. The Cut and Waterloo are also well within reach.

## DESCRIPTION

Upon entering the property on the raised ground floor, you are welcomed into a bright and spacious dual-aspect kitchen and living area. This space features an ornamental fireplace, with storage fitted into each alcove. The kitchen is well-appointed and is equipped with an integrated fridge freezer, oven with hob, dishwasher, and a sink. Throughout the room, you will find an abundance of storage and work surfaces, ideal for both everyday living and entertaining.

Moving downstairs to the lower ground floor, you will find both bedrooms and the bathroom. The master bedroom is at the front of the property where there is space for a double bedroom, freestanding furniture and fitted wardrobes. The second bedroom is an ideal guest bedroom or home office, and benefits from direct access to the quaint rear garden. The bathroom features his-and-hers sinks with vanity mirrors, a bathtub with overhead shower, a heated towel rail, and a W.C.

On the top floor, a spacious and light-filled reception room awaits. This dual-aspect space boasts another charming ornamental fireplace and offers plenty of room for large sofas and freestanding furniture, making it the perfect setting for relaxing with family or entertaining guests. Alternatively, the room could easily be adapted to create an additional bedroom by installing a partition wall, offering flexible living options – STPP.

## PARKING

On-street parking permit

## UTILITIES

- Electricity – mains connected
- Water – mains connected
- Heating – gas central heating
- Sewerage – mains connected
- Broadband – ultrafast broadband

## LOCAL AUTHORITY

Southwark Council  
Council Tax Band E

## TENURE

Freehold

## DIRECTIONS

Lambeth North Underground (Bakerloo Line) is approximately 0.1 miles away. Waterloo and Underground Station (National Rail, Bakerloo/Northern/Jubilee Line) is approximately 0.6 miles away.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

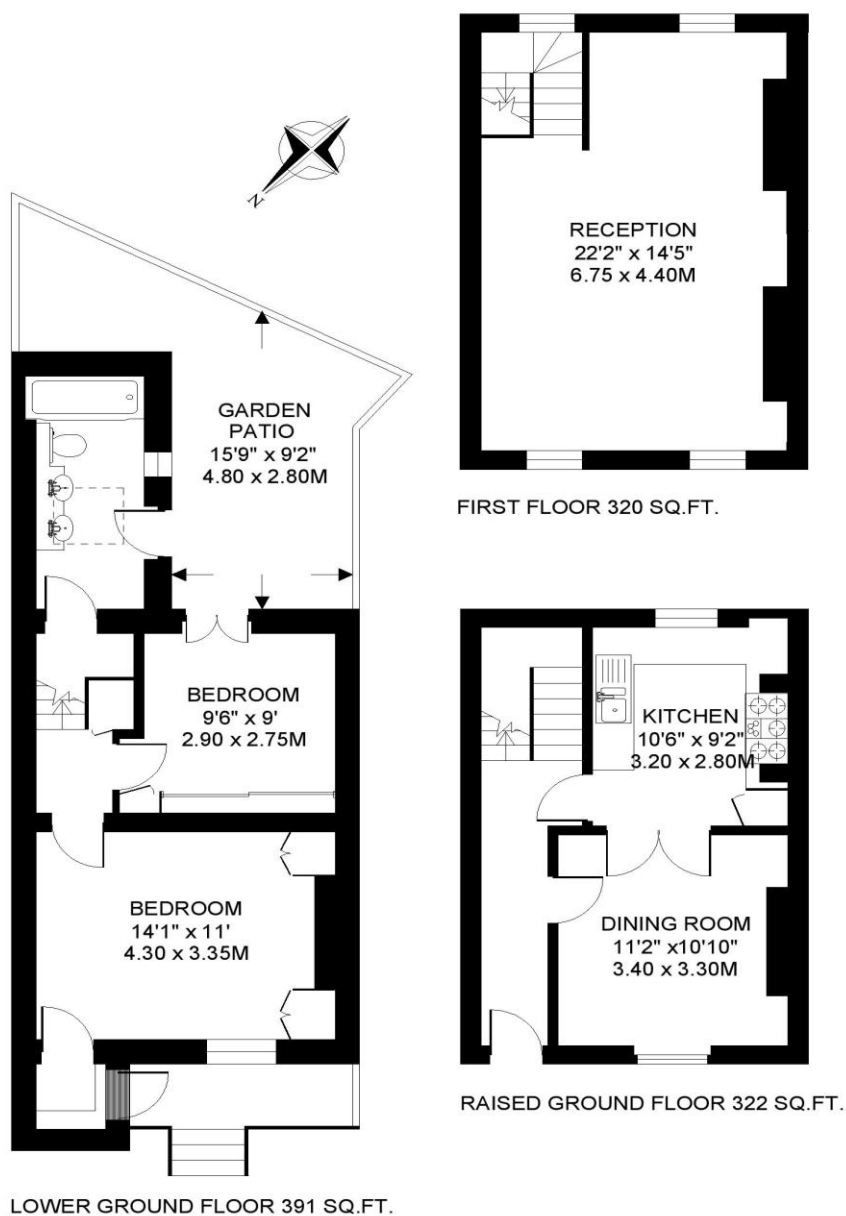






KING EDWARD WALK SE1  
2 BEDROOM HOUSE

Approximate gross floor area  
1033 SQ.FT / 96 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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