



Sutherland Square, Walworth, London, SE17

£439,950 Share of Freehold

Winkworth are proud to present this charming one-bedroom Grade II Listed garden flat situated on the ever-popular Sutherland Square. EPC Exempt.

LOCATION

Sutherland Square is both charming and elegant with its early 19th Century houses and attractive garden in the Square to which the property has full access. It is also conveniently situated just off the bustling and vibrant Walworth Road, which is bursting with amenities. Heading south you will find Burgess Park with its tea rooms and tennis courts.

DESCRIPTION

Access is via a small front garden with a mature olive tree, down a few stone steps to the lower ground floor level. The front door opens into a hallway with space for coats and a shoe rack. To your left you will find a large bedroom with wooden flooring, built-in storage and space for a king-size bed and additional free-standing storage. There are two large windows looking out onto the square. There is an airing cupboard in the corner of the large bedroom which contains a new Boiler (30 K W Mains Ecco Compact Combination Boiler with Magna Clean) . The new boiler was fitted in August 2023.

The kitchen is finished with modern black gloss cabinets and with an abundance of storage and worktop space. There is an integrated gas hob with oven below, as well as a washing machine, dishwasher and space for a fridge/freezer.

The living room is a great size with double patio doors leading out to a private garden. There is ample space for a sofa and coffee table, as well as a dining table and chairs. There is also a fitted cabinet and shelving in the alcove, which provides additional storage space.

The bathroom is a very stylish suite with a luxury jacuzzi style bath and separate walk-in shower, wash basin with vanity mirror above and storage below, heated chrome towel rail and a W.C. It also benefits from a solid Carrara marble stone floor with underfloor heating.

The garden is a delightful south-facing sun trap, with a mature Rose plant and other mature shrubs, providing the perfect space for summer relaxing and eating.

The garden has a small lawned area as well as a small patio area, perfect for garden furniture and a barbecue, if desired. There are two borders laid out in the garden, for those who enjoy planting and gardening or perhaps growing vegetables.

LOCAL AUTHORITY

Southwark

TENURE

Share of Freehold

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - £900 per annum (includes contribution to sinking fund and building insurance)

Ground Rent - £0 collected as it is Share of Freehold

Council Tax Band - C

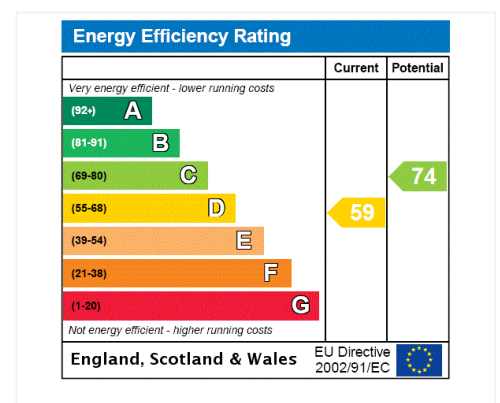
UTILITIES

Mains Connected – Water, Gas, Electricity, Sewerage

Superfast Fibre Broadband available

DIRECTIONS

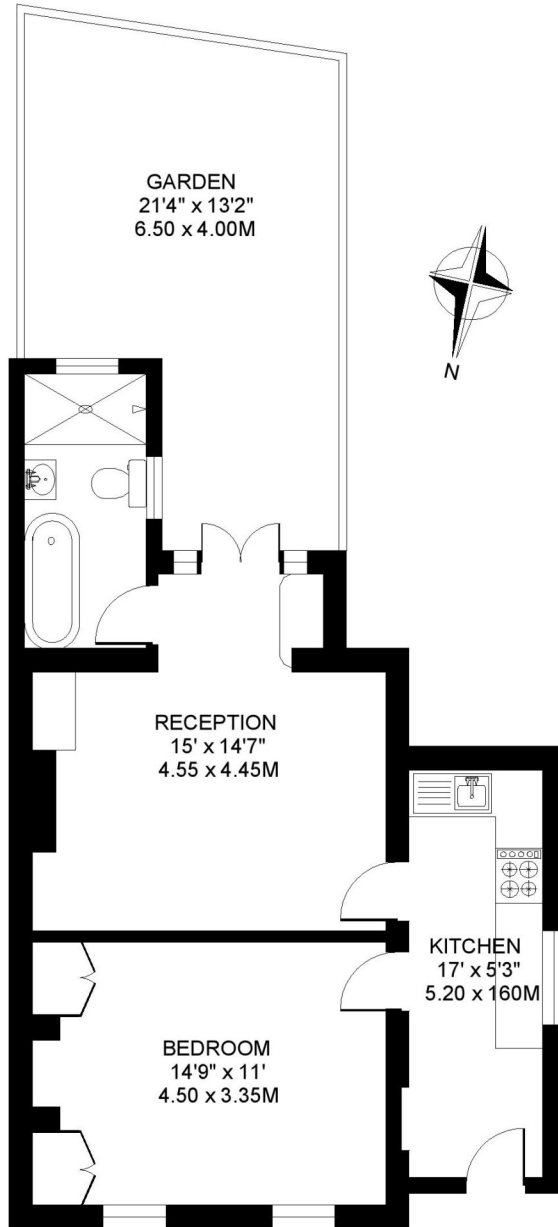
Walworth Road is well served by frequent bus services to Elephant & Castle Underground/Overground Stations, which takes you onward into Central London and even out to the home counties. Kennington Underground Station (Northern Line) is very convenient to the property as it is only a mere 0.58 miles (940 metres) walk away.





SUTHERLAND SQUARE. SE17
1 BEDROOM FLAT

Approximate gross floor area
535 SQ.FT. / 49.7 SQ.M.



LOWER GROUND 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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