



## St. Georges Road, SE1

£345,000 *Leasehold*



A very well presented one-bedroom flat on the fourth floor of a period block on St. Georges Road. The property also benefits from lift access. EPC rating D

### KEY FEATURES

- Bright and airy
- Excellent transport links
- Period flat
- Good condition
- Long lease



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## DESCRIPTION

The property is located on the fourth floor of this Victorian development. Enter the property and immediately on the left-hand side is a generous bathroom. The bathroom is tiled suite with a WC, washbasin, storage and a bath with overhead shower.

The kitchen benefits from ample storage space and wooden worktops. There is also an oven with electric hob and space for a washing machine/dryer. The kitchen itself has enough room for a dining table and chairs.

The reception room is well proportioned, there is more than enough space for a sofa, TV, coffee table and free-standing furniture. The room is very bright as there is a large window.

The bedroom is also well proportioned and has space for a large double bed, bedside tables, chest of drawers and freestanding cupboards.







## MATERIAL INFO

**Tenure:** Leasehold

**Term:** 189 years from 1 July 1992 (155 years and 5 months)

**Service Charge:** £2,516 per annum

**Ground Rent:** Nil

**Local Authority:** Southwark Council

**Council Tax Band:** C

**EPC rating:** D

## PARKING

Private off street parking and on-street parking available from Southwark Council

## UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – ultrafast broadband

## LOCATION

St. Georges Road is situated between Lambeth Road and Newington Butts. Only a stone's throw away from the Imperial War Museum, it is ideally located for all that is popular about SE1. You will be within easy walking access of Waterloo and Borough. There are several quality street food markets, bars, supermarkets and gyms on your doorstep.

## DIRECTIONS

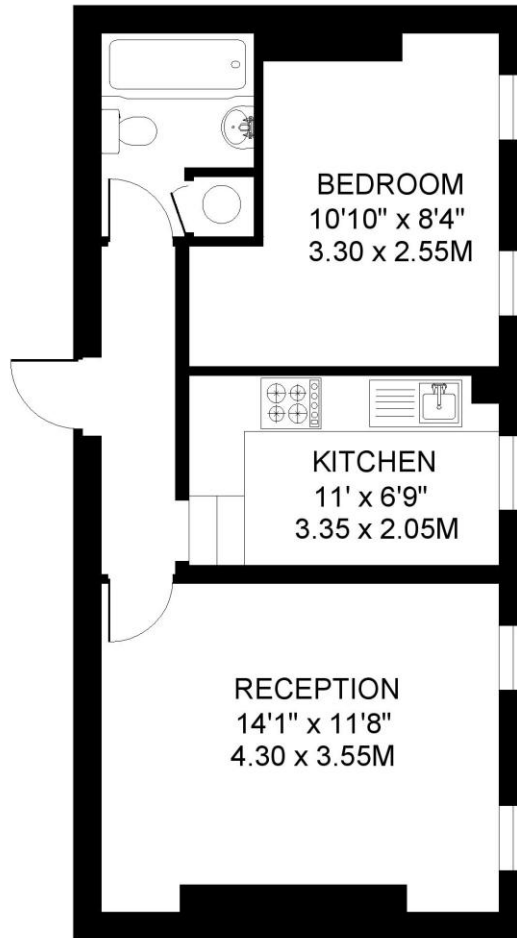
Elephant and Castle Overground/Underground Stations are approximately 0.3 miles away (National Rail, Bakerloo and Northern Line). Lambeth North is approximately 0.5 miles away (Bakerloo Line). Waterloo Station is approximately 0.7 miles away (National Rail, Northern, Waterloo & City, Jubilee and Bakerloo Line). The area is also well served by a frequent bus service into Central London.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

ST GEORGES BUILDING  
1 BEDROOM FLAT

Approximate gross floor area  
436 SQ.FT / 40.5 SQ.M.



FOURTH FLOOR

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