



## St. Georges Road, London, SE1

£1,500,000 Freehold

A stunning four-bedroom Grade II listed Georgian family home finished to an exceptional standard, bursting with original features and a private garden. EPC exempt.

## LOCATION

You will find the property on St. Georges Road, between Hayles Street and Garden Row. A perfect location to access all amenities Elephant & Castle has to offer, whilst both Waterloo and South Bank are also on your doorstep.

## DESCRIPTION

Entering the property, you are greeted by lovely original flooring. To your right you will find the double reception space. There are original features such as beautiful fireplaces, cornicing and sash windows that allow light to flood through.

Heading up to the first floor, this is occupied by the main bedroom and bathroom. The bedroom has a grand feel to it with fantastic ceiling height and the theme of original features continues. Extremely generous concealed storage provides great cupboard space.

The bathroom is wonderfully finished, centred around a freestanding bath. The bathroom also houses twin sinks, freestanding shower and original features such as cornicing, panelling and a fireplace.

The top floor, is occupied by three bedrooms. Two of which are very generous sizes, with the third a great flexible space that can function as a bedroom or make a fantastic study. The current owners of the house also have planning permission to add another bathroom to this floor should you wish too.

Heading down to the lower ground floor. This comprises the kitchen and dining space. The open plan kitchen is equipped with everything you need and has great workspace and storage. The dining area is ideal for entertaining guests with space for a large table and a beautiful fireplace.

To the front of the house you will find a useful utility room and a charming temperature-controlled wine cellar. The current owners also have planning permission to incorporate the utility space into the main part of the house.

The south facing garden is a sun trap, perfect for barbecuing and spending time with friends in the summer month. You will notice the well-kept lawn, fruit trees and holm oaks.

## LOCAL AUTHORITY

Southwark Council  
Council Tax Band F

## TENURE

Freehold

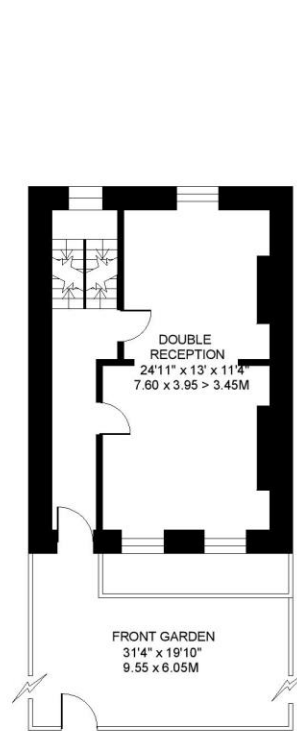
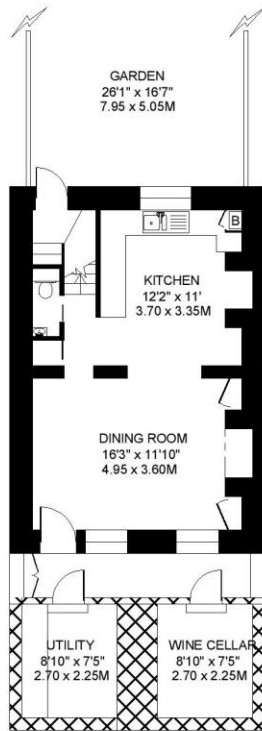
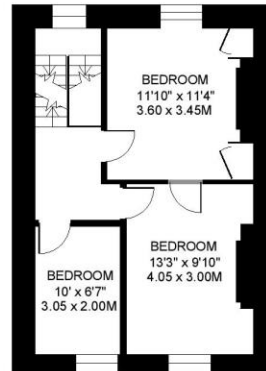
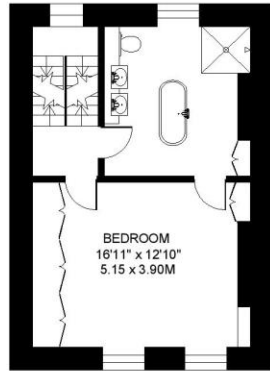
## DIRECTIONS

Elephant & Castle Station (Bakerloo and Northern Line) is just 0.2 miles away. Lambeth North (Bakerloo Line) is 0.4 miles away. You also have National Rail services from Waterloo Station just a 15 minute walk away. The area is also well served by frequent bus services into the City.



# ST GEORGES ROAD. SE1 4 BEDROOM HOUSE

Approximate gross floor area  
**1696 SQ.FT. / 157.5 SQ.M.**  
PLUS UTILITY AND WINE CELLAR 131 SQ.FT. / 12.1 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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