



West Square, SE11

£1,095,000 *Freehold*

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Winkworth are proud to present this fantastic three-bedroom end of terrace house, just off the ever-popular West Square. The house is situated on a quiet one-way street between St. George's Road and West Square, just a stone's throw from the Imperial War Museum Gardens and Lambeth North. EPC rating D.

KEY FEATURES

- Beautifully presented throughout
- Superb entertaining and living space
- Quiet street moments from Elephant and Castle
- Great transport links
- Off Street Parking



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DESCRIPTION

Enter this beautifully presented home from a quiet residential street into a spacious entrance hall. To the left is a generous reception room flooded with natural light from two large sash windows. Currently arranged as a dining room, the space is equally suited to use as a formal living room with ample room for large sofas and additional furniture. Immediately ahead is a convenient ground floor WC.

To the rear of the property is a well-appointed kitchen featuring integrated ovens, an induction hob with extractor above, dishwasher and sink. There is also space for a large fridge freezer, washing machine and tumble dryer. A fantastic breakfast bar is complemented by generous worktop and storage space. The kitchen opens onto a private patio, ideal for al fresco dining, with access to a communal garden and private parking space.

On the first floor is an impressive reception room offering excellent flexibility, whether as a family room, home office or additional entertaining space. Adjacent is a well-proportioned double bedroom with built-in storage and an en-suite shower room comprising a walk-in shower, WC and wash basin.

The second floor accommodates the remaining two bedrooms. The rear bedroom enjoys a peaceful outlook and comfortably fits a double bed and bedside tables. The principal bedroom is particularly spacious, with extensive built-in storage and ample room for additional freestanding furniture. A stylish family bathroom serves this floor, complete with a bath, separate walk-in shower, WC and wash basin.

The house has been exceptionally well maintained throughout, with a clear attention to detail evident in every room.





MATERIAL INFO

Tenure: Freehold

Term: NA

Service Charge: £500 per annum for maintenance of communal gardens

Ground Rent: NA

Local Authority: Southwark Council

Council Tax Band: G

EPC rating: D

PARKING

Gated off street parking and on street parking permits available from Southwark Council

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – ultrafast broadband

LOCATION

West Square is located within a conservation area just off St. George's Road. The property is also situated in the congestion zone.

DIRECTIONS

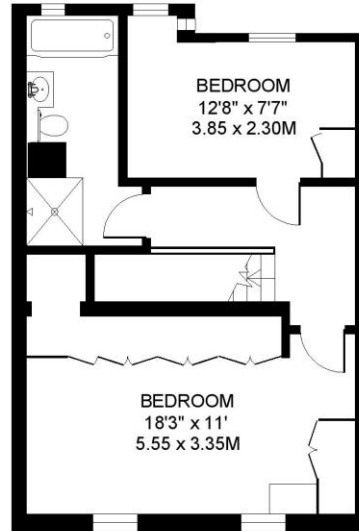
Elephant and Castle Station (National Rail, Northern & Bakerloo Line) is approximately 400m away. Lambeth North (Bakerloo Line) is approximately 650m away. Westminster Bridge is also nearby with easy access into Westminster by foot.

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.

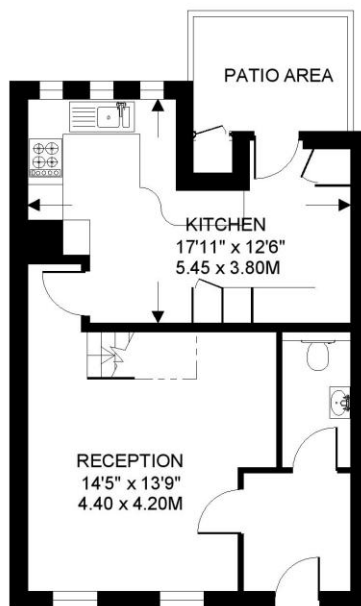
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

WEST SQUARE SE11 3 BEDROOM HOUSE

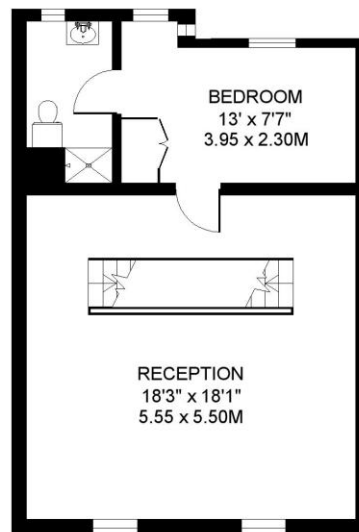
Approximate gross floor area
1435 SQ.FT / 133.3 SQ.M.



SECOND FLOOR 490 SQ.FT.



GROUND FLOOR 455 SQ.FT.



FIRST FLOOR 490 SQ.FT.

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