

Walcot Square, SE11

2 3 2

£1,400,000 *Freehold*

An excellent opportunity to acquire a beautifully presented two-bedroom Grade II Listed Georgian house, located on the ever-popular Walcot Square and within the Walcot Square conservation area. EPC rating D

KEY FEATURES

- Situated on a desirable garden square
- Excellent transport links
- Set within the Walcot conservation area
- Quiet location





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020 7587 0600 | kennington@winkworth.co.uk

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DESCRIPTION

Upon entering the raised ground floor, you are welcomed into a spacious hallway.

Following this round to the left there is an open-plan double reception room. Large windows at the front and rear flood the space with natural light, creating a bright and inviting atmosphere.

Descending a few stairs to the rear of the house, you'll find a bedroom. This is a well-proportioned space and easily accommodates a double bed and free-standing furniture. There is access to the garden through floor to ceiling French doors from this room.

Continuing down the stairs to the lower ground floor through another well utilised hallway with built in storage, there is an open plan kitchen and dining space.

The fully integrated kitchen offers ample storage, a gas stove and great amount of counter space. Double doors open out to a beautifully designed, stone-tiled raised garden, perfect for outdoor dining and entertaining.

The dining area hosts a large dining table, built in storage. This level also provides access to the vault space at the front of the property.

Moving up to the rear addition, there is a great space used as an office and storage area, with a fantastic skylight allowing natural sunlight to pour in. This leads to a large family bathroom with space for a bath, freestanding shower, W.C. and sink.

The first floor features the master bedroom, situated at the front of the house. This room includes built-in wardrobes and two large sash windows that offer a pleasant outlook.
There is also another large fully equipped bathroom on this level which has been recently renovated to a high standard. Lastly there is a loft hatch which accesses the floored loft space via a retractable ladder.







MATERIAL INFO

Tenure: Freehold
Term: NA
Service Charge: NA
Ground Rent: NA
Local Authority: Lambeth
Council Tax Band: F
EPC rating: D

PARKING
On-street parking is available from Lambeth Council

UTILITIES
Electricity – Mains
Water – Mains
Heating – Gas central heating
Sewerage – Mains
Broadband – Ultrafast broadband

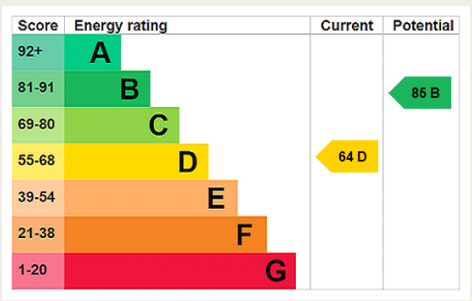
LOCATION

Walcot Square is located just off Kennington Road and neighbours St. Mary's Gardens. The property is just a stone's throw away from bars, restaurants, shops and further delights offered at Kennington Cross.

DIRECTIONS

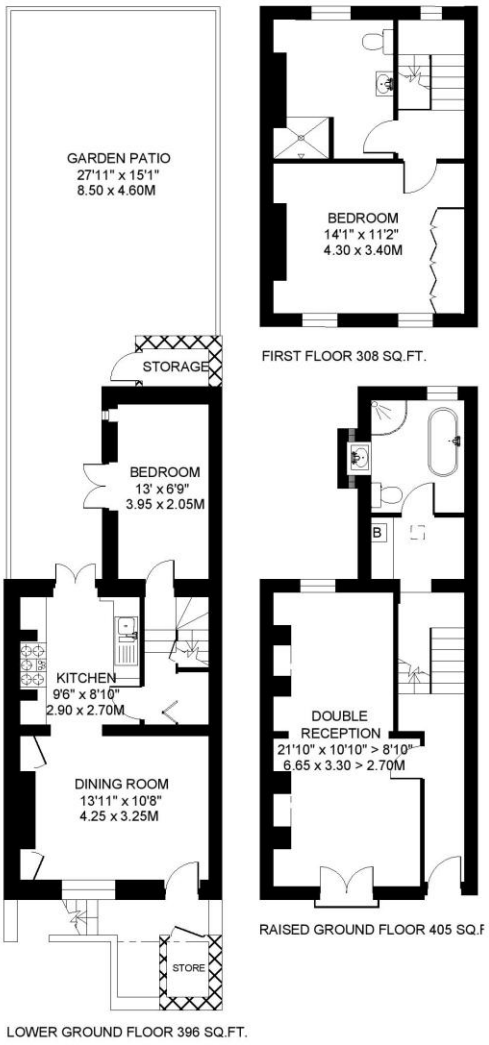
Both Lambeth North (Bakerloo Line) and Elephant and Castle (National Rail, Northern & Bakerloo Line) stations are approximately 800 metres. Kennington Underground Station (Northern Line) is approximately 1km away.

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.



WALCOT SQUARE. SE11
2 BEDROOM HOUSE

Approximate gross floor area
1109 SQ.FT / 103.SQ.M
PLUS STORAGE 27 SQ.FT 2.5 SQ.M
Total area shown on plan
1136 SQ.FT./ 105.5 SQ.M



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020 7587 0600 | kennington@winkworth.co.uk

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