



St. Georges Road,

£1,500,000



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St. Georges Road, London

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Offering a fantastic location opposite St George's Cathedral and within walking distance of Soho and Central London, this three/ four bedroom house (dependent on usage) offers a generous private garden and two bathrooms. The property is Grade II listed and comprises a through reception room with dividing doors, two fireplaces and wooden shutters, a kitchen, separate dining room bathroom, shower room, and a paved rear garden. St George's Road is well located close to a plethora of Borough and London Bridge shops and amenities, with Borough Market, Westminster, Soho and the South Bank a short distance away. Transport links include Lambeth North Underground station (Bakerloo line). EPC Rating D.

ENTERANCE HALLWAY

Doors to through reception room, wooden floorboards, radiator, sash window to rear with wooden shutters stairs up to first floor landing and stairs down to lower ground floor.

RECEPTION ONE

3.90m x 3.70m (12'9" x 12'2")
Sash window to front with wooden shutter, wooden floorboards, radiator feature fireplace, ceiling cornice, dividing doors into Reception Two.

RECEPTION TWO

3.60m x 2.82m (11'10" x 9'3")
Sash window to rear with wooden shutters, feature fireplace, radiator, ceiling cornice.

LOWER GROUND FLOOR

Doors to kitchen, dining room and utility room, radiator, wooden floorboards.

KITCHEN

3.67m x 2.60m (12'0" x 8'6")
Fitted with a range of wall and base units with work top over, four ring gas hob with electric oven under and extractor hood over, one and half bowl sink unit with mixer tap, mosaic tiled splash back, integrated fridge, freezer, dishwasher and microwave, radiator, tiled floor French doors onto garden.

DINING ROOM

4.32m x 4.22m (14'2" x 13'10")
Sash window to front with wooden shutters, wooden floor boards, feature fireplace with tiled hearth and two built in storage cupboards either side, radiator, door to outer lobby.

OUTER LOBBY AREA

Storage cupboard with electricity meter and door to front.

INNER LOBBY

2.02m x 1.07m (6'8" x 3'6")
Wall mounted boiler, built in storage cupboard with work top over and space for washing machine, door to shower room tiled floor, door with shutters to Garden.

SHOWER ROOM

1.82m x 1.73m (6'0" x 5'8")
Mosaic tiled shower cubicle with glass enclosure, low flush WC, wash hand basin with mixer tap, tiled floor, sash window to side with wooden shutters. Feature fireplace.

GARDEN

14.00m (max) x 4.80m (max) (45'11" (max) x 15'9" (max))
Paved rear garden with shrub borders.

FIRST FLOOR LANDING

Doors to Bedrooms Two and Three, wooden floorboards, sash window with wooden shutters to rear.

BEDROOM TWO

4.80m x 4.05m (15'9" x 13'4")
Two French doors with shutters to balcony, feature fireplace, wooden floorboards, ceiling cornice, radiator, picture rail.

BALCONY

BEDROOM THREE

3.81m x 3.17m (12'6" x 10'5")
Sash window with wooden shutters to rear, corncicing, feature fireplace with tiled hearth, radiator, wooden floorboards.

TOP FLOOR LANDING

2.11m x 1.63m (6'11" x 5'4")

Sash window to rear with wooden shutters, doors to Bedroom One and bathroom, radiator ceiling cornice and loft access.

BEDROOM ONE

4.55m x 4.29m (14'11" x 14'1")

Two sash windows to front with wooden shutters, wooden floorboards, feature fire place ceiling cornice with centre rose.

BATHROOM

3.76m x 2.84m (12'4" x 9'4")

Four piece suite comprising Victorian style roll top bath with mixer tap and shower attachment, mosaic tiled shower cubicle with glass enclosure, low flush WC, tiled floor, radiator, feature fireplace with tiled hearth, sash

window to rear with wooden shutters, ceiling cornice with centre rose.

FLOORPLAN

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

All Measurements

All Measurements are Approximate

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only



For full EPC please contact the branch

ST GEORGES ROAD, SE1

Approximate gross floor area
1784 SQ. FT / 165.7 SQ. M.



