



## Surrey Row, SE1

### £1,225,000

A substantial split level apartment, spread over three floors and over 1,400 sq ft, with high ceilings and very large west-facing windows, exposed brickwork, three double bedrooms and three bathrooms. Sold with a Share of Freehold and secure, allocated off-street parking. Offers in excess of £1.225m.

Surrey Row runs between Blackfriars Road & Great Suffolk Street in prime, central SE1, 0.2 miles from Southwark & 0.5 miles from Waterloo, with Lower Marsh, The Cut, London Bridge station, Borough Market, Flat Iron Square & the South Bank all in easy reach.

### Features

Offers in excess of £1.225m  
Share of Freehold  
Triplex Apartment  
Over 1,400 Sq Ft  
Secure Off-Street Parking  
Three Bedrooms & Three  
Bathrooms  
Chain Free Sale



## Surrey Row, SE1

Offering a unique blend of high end contemporary design and character as a former Printworks, Lagare Apartments is a secure gated development. This property is sold with a Share of Freehold, secure off-street parking and access to a residents' gym.

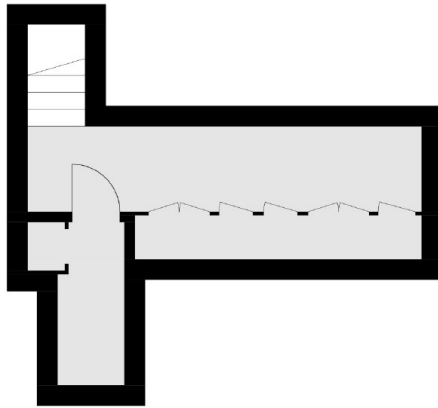
The main living space is on the second of three floors with a very high spec modern kitchen, a generous breakfast bar, ample room for dining and a separate seating area, flooded with light in the afternoon, due to its westerly aspect.

The master suite is a substantial space, located on the first floor with an additional mezzanine level/dressing area, a modern three piece bathroom and extensive, full length built-in wardrobes.

On the top floor are two further double bedrooms, taking in the best of the views and benefitting from built-in wardrobes. One of the two bedrooms is served by an en-suite bathroom, whilst there is a further family bathroom.



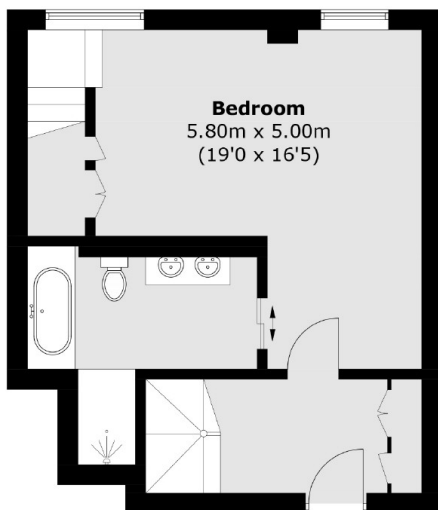
# Surrey Row, London, SE1



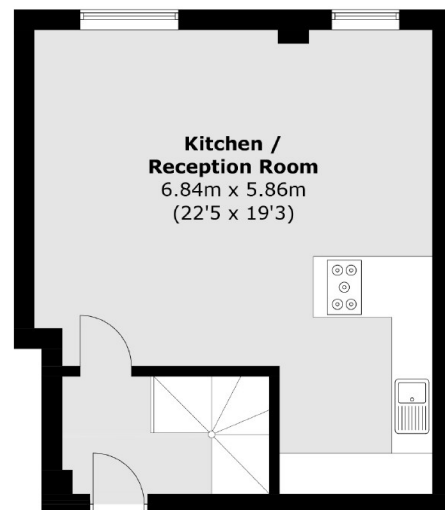
**Mezzanine**



**Second Floor**



**Ground Floor**



**First Floor**

Total area (approx.): 126.1 sq. m (1,357.3 sq. ft)  
(Including Mezzanine)