



Walcot Gardens, Walnut Tree Walk, London SE11

welcome to

Walcot Gardens, Walnut Tree Walk, London

A delightful historic flat situated in a period mansion block on a tree-lined street in central London.

The flat has original Edwardian features including large windows, high ceilings, wooden floorboards, and excellent light. It is located 0.5 miles from Lambeth North Station (Bakerloo), 0.6 miles from Kennington Station (Northern), and 0.7 miles from Waterloo Station. Nearby are well-preserved historic squares including Cleaver Square, and the area has lots of old pubs, great cafes, and green spaces. The Imperial War Museum is around the corner. The London Eye, Westminster Abbey, the Houses of Parliament, Big Ben, Tate Britain, the National Theatre, and The Oval cricket ground are all 1 mile away. You can hear Big Ben tolling from the kitchen.

The ground floor flat comprises an entrance hall, a double bedroom, a kitchen/dining room, a living room (which could serve as a second bedroom), and a shower room. It has recently undergone a sensitive renovation, including a new bathroom and kitchen, electrical rewiring, the installation of central heating, and bespoke carpentry maximising space.

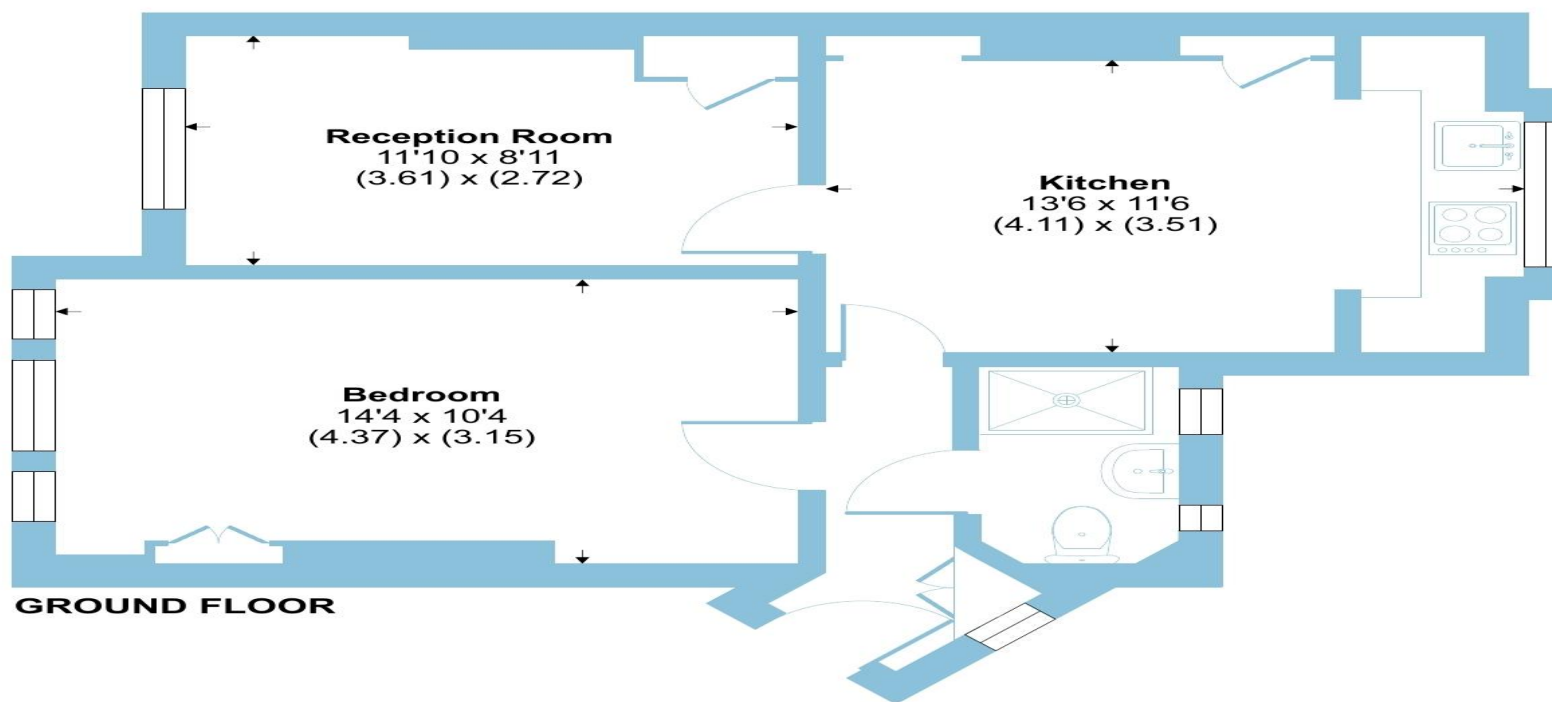
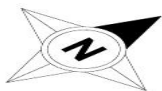
Constructed in 1901, the building sits in the Walcot Conservation Area and overlooks a communal courtyard in which Charlie Chaplin is said to have put on plays as a child. Made up of four flats, the building is managed by the four owners, and there is no ground rent. Extensive repairs of the building's façade and roof were undertaken last year.



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Approximate Area = 479 sq ft / 44.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Barnard Marcus. REF: 1189755



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- One Double Bedroom
- Ground Floor
- Excellent Condition
- Sought After Location
- Period Building

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/KGT110595



Property Ref:
KGT110595 - 0003

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