



# St. Agnes Place

London, SE11

Asking Price £1,600,000

Nestled in the heart of St Agnes Place, this townhouse presents itself as great example of elegant Georgian style architecture, boasting five bedrooms and a design that seamlessly integrates with its historic surroundings. From the moment you step inside, you're greeted by an abundance of natural light and spaciousness.

The ground floor welcomes you with a generously sized kitchen/dining area that effortlessly flows into a private south-facing garden, creating a perfect space for both indoor and outdoor entertaining. The addition of bi-folding doors enhances the sense of connection with the outdoors, allowing you to enjoy the tranquility of the garden from within. Adjacent to the kitchen, a study provides a quiet retreat, while a convenient utility room and separate WC add practicality to the living space. Ascending to the first floor, you'll discover a large and luminous reception room, adorned with patio doors that lead to a private terrace offering enchanting views of the nearby park. A fourth bedroom, complete with built-in storage, provides versatility and additional access to yet another terrace, this time with serene garden views.



# St. Agnes Place

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- Five Bedrooms
- Three Bathrooms
- Private West Facing Garden
- Park Views
- Private Driveway
- Moments From Oval Tube Station
- Freehold



Continuing upwards to the second floor, two more double bedrooms await, one of which boasts its own en-suite bathroom, adding a touch of luxury to everyday living. A further family bathroom ensures convenience for residents and guests alike.

Finally, the pièce de résistance awaits on the top floor—the primary bedroom. Here, you'll find ample built-in storage, an en-suite bathroom, and patio doors that open onto the third and final private balcony, offering breath-taking vistas and a peaceful sanctuary to unwind.

Exuding elegance and attention to detail, this property has been impeccably finished to a high standard, ensuring a sophisticated living experience for its occupants. Adding to its allure is the convenience of an off-street parking space, providing ease and security for residents.

Situated on a tranquil park-facing street, this boutique residential development offers a harmonious blend of central convenience and secluded living. Surrounded by charming period houses, picturesque garden squares, and traditional London pubs, the location exudes a quiet village appeal. Moreover, with proximity to Oval, Elephant & Castle, Kennington, and Stockwell stations, as well as the vibrant dining scene of Kennington Cross and the future amenities of the Elephant & Castle Town Centre regeneration zone, residents are perfectly positioned to enjoy all that London has to offer while still enjoying the tranquillity of their charming neighbourhood.

**Tenure:** Freehold  
**Service Charge:** £0  
**Ground Rent:** £0  
**Local Authority:** Lambeth  
**Council Tax Band:** G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	88	89
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

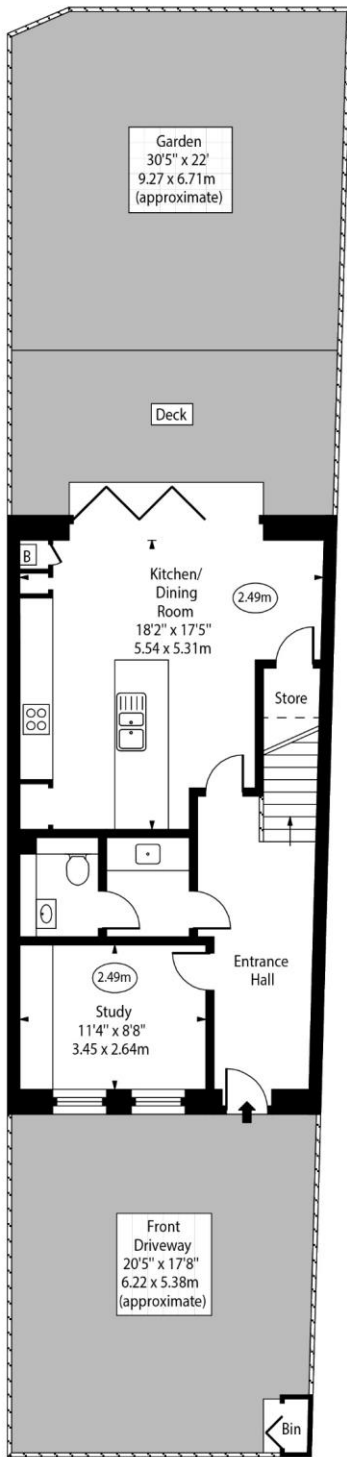
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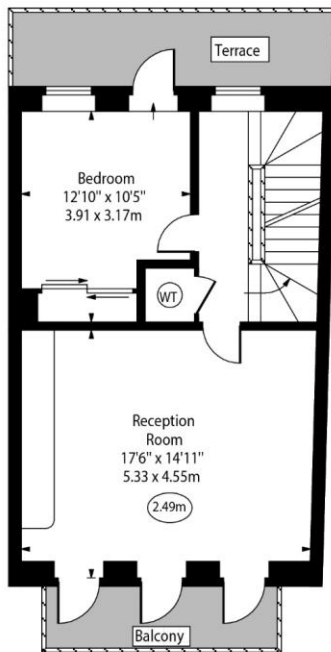
St Agnes Place, SE11



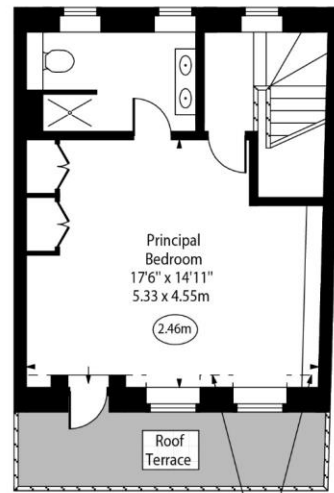
○ - Ceiling Height



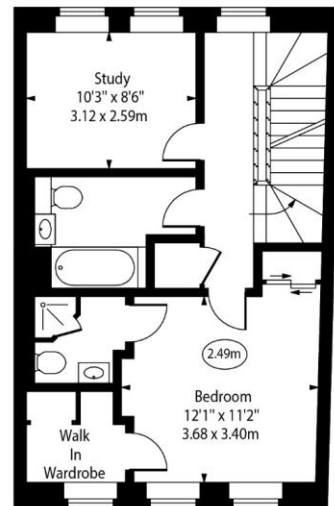
Ground Floor



First Floor



Third Floor



Second Floor

Approx Gross Internal Area 1972 Sq Ft - 183.20 Sq M

Approx. Floor Area Including Restricted Heights 1978 Sq Ft - 183.76 Sq M

For Illustration Purposes Only - Not To Scale  
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