

77 Goldhawk Road, Shepherd's Bush, London W12 8EH

**Kerr**&co



## Southwark Bridge Road, London SE1

A newly refurbished terraced Victorian house offering over 2,100 sq. ft of accommodation over four floors. This well presented family house offers flexible living space with interlinking reception rooms and a separate kitchen on the raised ground floor, a separate reception room on the lower ground floor, a principal bedroom, a further four double bedrooms and two spacious family bathrooms. The house also benefits from a rear patio garden and a stunning roof terrace.

The house is well located for ease of access to Elephant & Castle, Borough and Southwark underground stations (Northern, Bakerloo and Jubilee lines) and Waterloo and London Bridge main line stations. Both the Tate Modern and Borough Market are close by and the area is well served with a broad array of local shopping, leisure and excellent schools.

**Asking Price: £2,250,000 Freehold**

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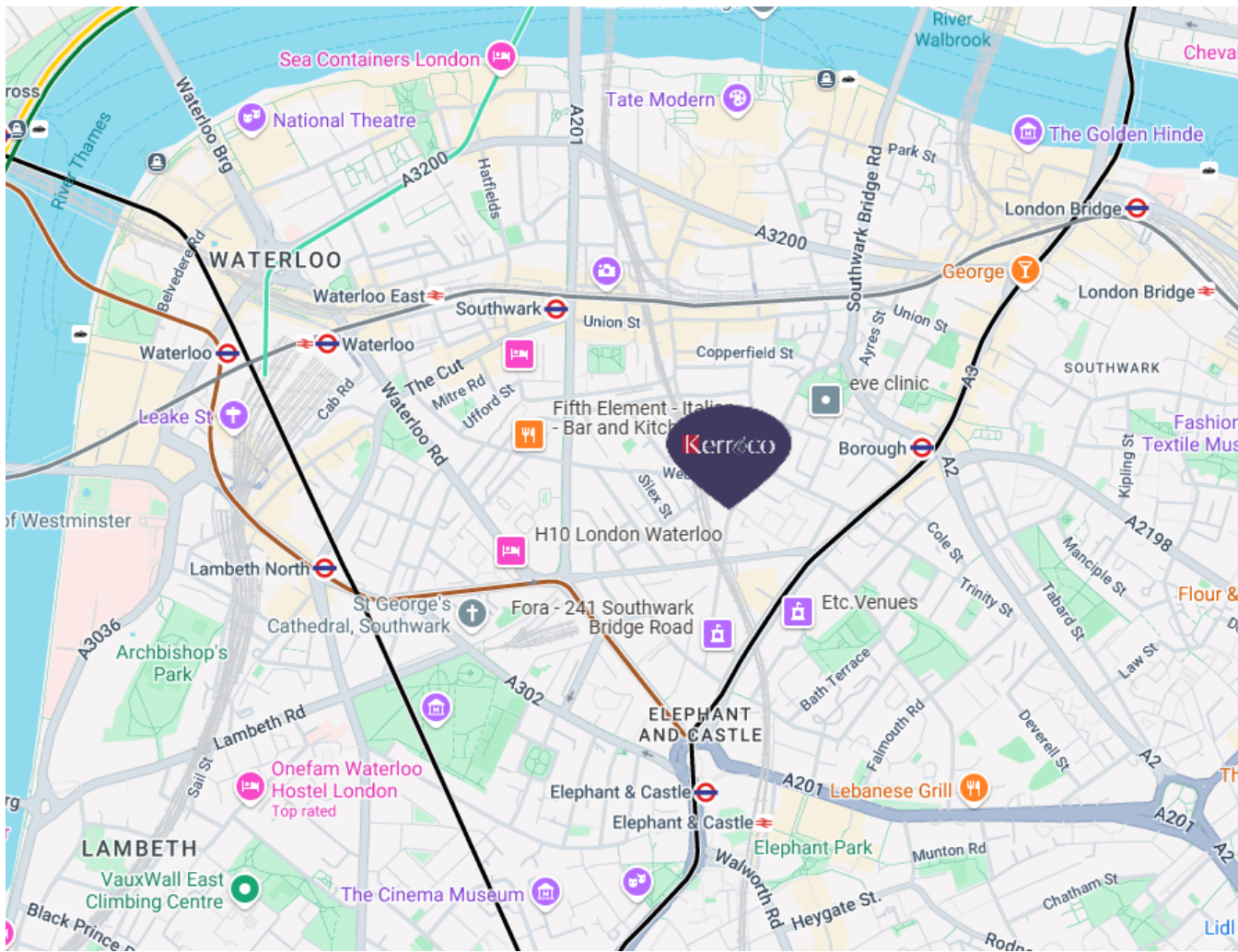


## Southwark Bridge Road, London SE1 0DG



Recently refurbished family house.  
 Measuring in excess of 2,100 sq ft.  
 Flexible accommodation over four floors as required.  
 Interlinking reception rooms.  
 Separate kitchen.  
 Additional reception room.  
 Principal bedroom.  
 Further four double bedrooms.  
 Two family bathrooms.  
 Patio garden and stunning roof terrace.  
 Some images have been enhanced using CGI .





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	85 <b>B</b>	85 <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Sample EPC

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Local Authority:	London Borough of Southwark
Council Tax:	Band F (£2,712.53 for current financial year 25/26)
Parking:	Eligible for a Southwark residents parking permit
Accessibility:	Steps to front doors and internal stairs
Connected services / utilities:	Mains water and drainage, gas, electricity, telephone and broadband (both fibre and cable available locally).
Heating:	Gas central heating via radiators
Flood risk:	Available on request

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Asking Price: **£2,250,000**

Terrace Victorian house

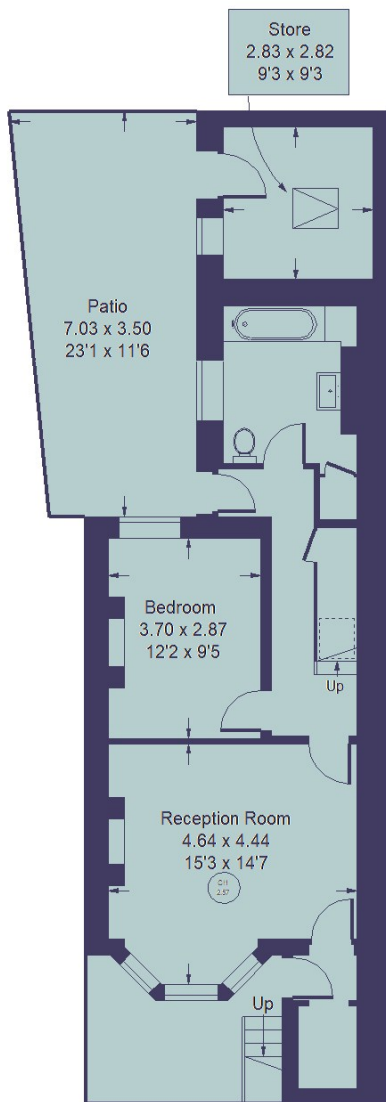
Approximate gross internal floor area: **2,112 Sq. Ft./ 196.2 Sq. M.** Including store

## Southwark Bridge Road, SE1

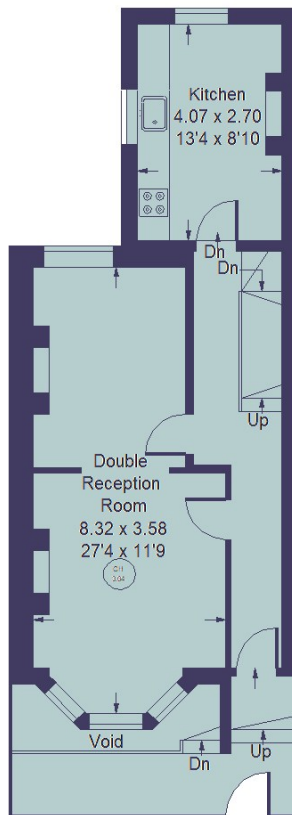
Approx. Gross Internal Area = 188.2 sq m / 2026 sq ft

Store = 8 sq m / 86 sq ft

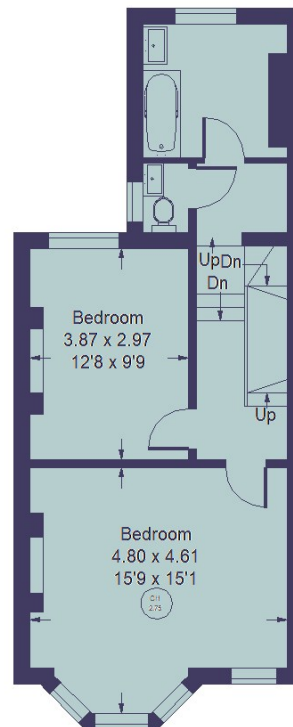
Total = 196.2 sq m / 2112 sq ft



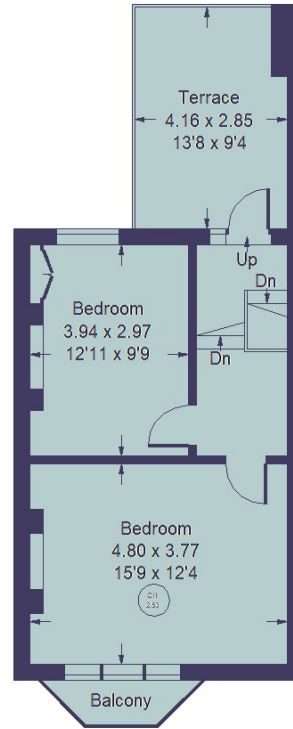
Lower Ground Floor



Ground Floor



Second Floor



Third Floor

Reduced headroom  
below 1.5 m / 5'0

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.

Whilst these particulars and measurements are believed to be correct they are not guaranteed by the vendors or the vendors agents and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that any measurements are approximate only, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omissions or mis-statements. All measurements are taken from the widest points of the room and include bay windows. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, further checks should be made either through your solicitor/conveyancer. Wiring, plumbing or appliances have not been tested and should not be assumed to be in working order.

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