



## Trafalgar Street | London, SE17

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Beautifully presented and recently renovated period house situated in a highly sought after residential road. Ideally placed for Kennington and Elephant and Castle which provides options for 3 major tube lines and quick access to Waterloo and the City.

The accommodation comprises bay-fronted reception room, separate dining room, large eat-in kitchen with underfloor heated insulated stone floor and access to the garden. Also has downstairs W.C, large family bathroom and 3 double bedrooms including master with en-suite. Potential easy access to the large loft from the top landing, giving an opportunity for a loft conversion (subject to planning permission). The house retains lots of attractive period features and has underfloor and solid wall insulation throughout. There is a south-facing garden with a pizza oven and covered cooking area, perfect for outdoor dining. All white goods are included in the sale.

On Street Resident's parking. Southwark Council Tax Band E.

The property is in the charming Liverpool Grove conservation area a short walk from Burgess Park and surrounded by the popular Heygate and Aylesbury renovation zone. Within easy reach of Bermondsey Street, Borough Market, Waterloo and London Bridge to the north and Camberwell and Peckham to the south. A varied choice of independent shops, cafes, supermarkets, bars and restaurants are only a short walk away, and a stone's throw from the vibrant market on East Street, birthplace of Charlie Chaplin. Please contact us to arrange a viewing.

- Terraced Victorian Family House
- 2 Reception Rooms
- Large Modern Eat-In Kitchen
- Three Double Bedrooms
- Two Bathrooms
- Downstairs W.C
- Private Garden
- On Street Resident's Parking
- Highly Sought After Residential Road
- Excellent Transport Links

**£850,000**

### Viewing

Please contact our Battersea Office on 0207 720 1116 if you wish to arrange a viewing appointment for this property or require further information.

Trafalgar Street

Approximate Gross Internal Area = 1162 sq ft / 107.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



Energy Efficiency Rating	
Current	Potential
75	86

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
72	84



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