



KALMARs

Mill Lofts, County Street, London, SE1 4AD
Freehold Live/Work House



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Freehold £1,350,000

Location

The unit benefits from strong transport links with easy access to the underground and overground rail services. Elephant and Castle, London Bridge, and Borough station are all within 15 minutes walking distance. The unit is also close to the renowned cultural facilities offered by the revitalized South Bank, such as Tate Modern, the White Cube gallery, Borough Market, and Bermondsey Street. It is also adjacent to the new Elephant and Castle regeneration area and will benefit from the areas consequent development

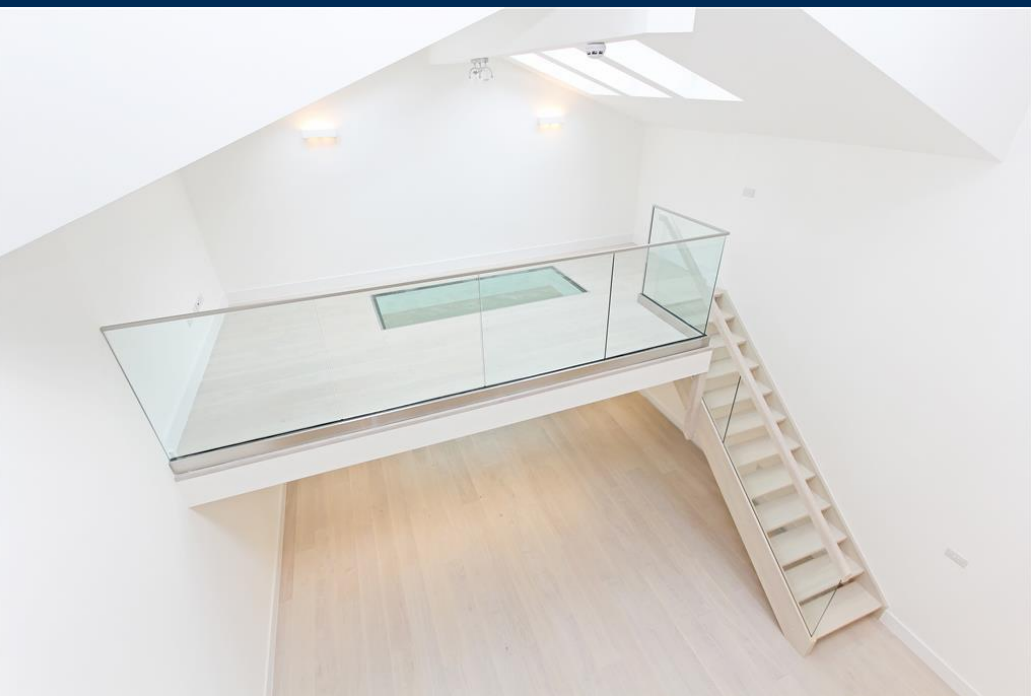
Description

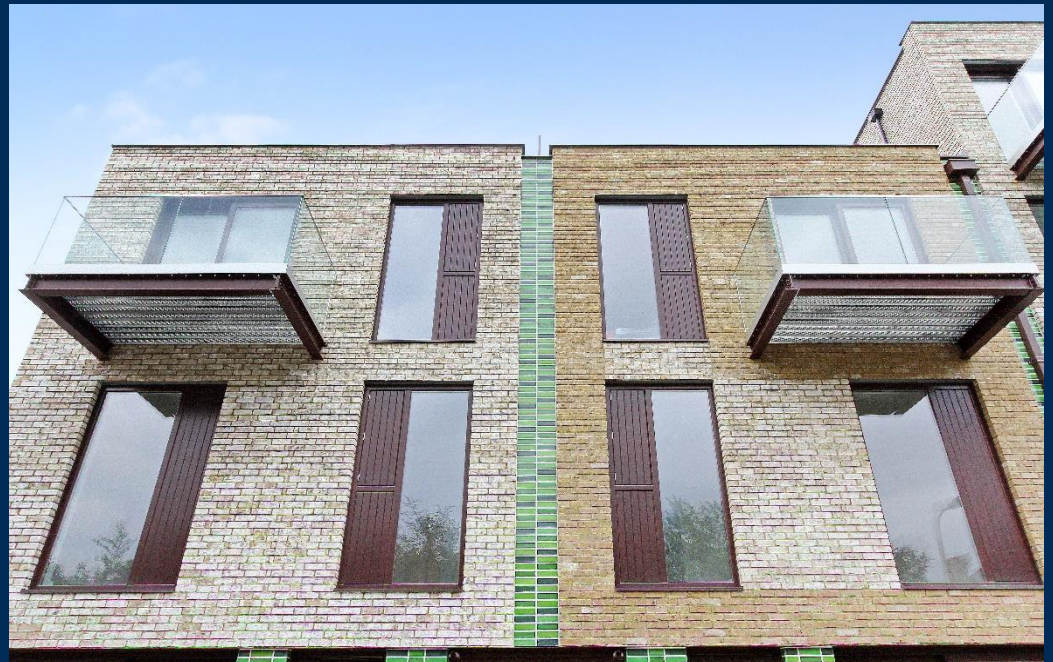
A unique (2,613sqft) Freehold Live/Work House that consists of a well proportioned ground floor office/workspace and luxury two bedroom, two bathroom apartment above with private balcony and large roof terrace.

The property is currently split into two units which are not interlinked but this can easily be separated if required. The residential is comprised of; hallway area, front reception room, rear reception/formal dining space, kitchen, two double bedrooms, well finished shower room with walk in shower. The main bedroom has the addition of a private balcony and en-suite with walk in shower and bath. The top floor includes a landing area and large decked roof terrace. Finished to a high specification, features include; underfloor heating, white oak flooring throughout, LED lighting, electric roof windows and blinds.

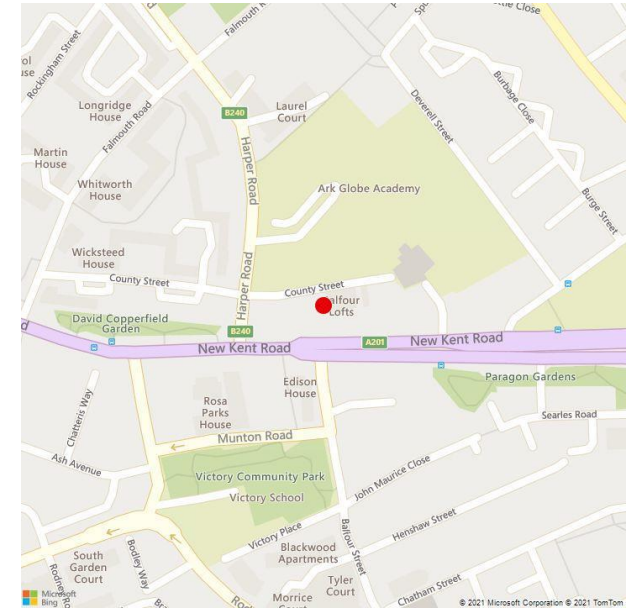
The commercial element is entered through floor to ceiling glass sliding doors on the ground floor, the office/workspace includes features such as vaulted ceiling and skylight windows to create a spacious and bright open plan environment. Towards the rear, there is a mezzanine floor, with feature glass floor and further separation if used as a workspace.

Ideally positioned moments from Elephant & Castle National Rail and Underground stations (Northern and Bakerloo Lines), 0.4 miles and 0.6 to Borough Station thus linking the property to business, shopping and entertainment districts of Central London. There is a great array of street food markets nearby including the popular Mercato Metropolitano, Borough Market and a great choice of restaurants, bars and cafes along Bermondsey Street which are all within a mile.





Approx Gross Internal Area 2,613 sq ft - 242.76 sq m



KALMARS

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.