



**St. Georges Court Garden Row, London SE1**



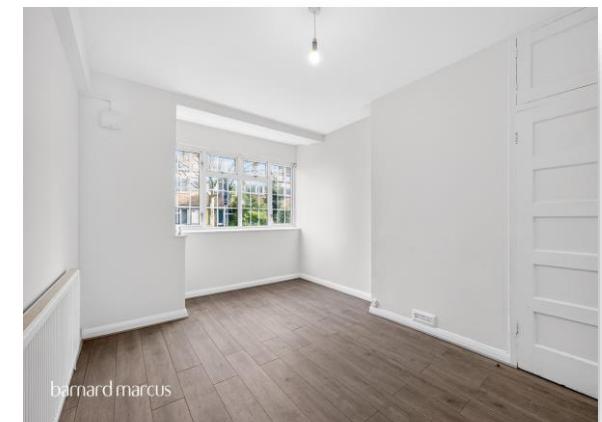
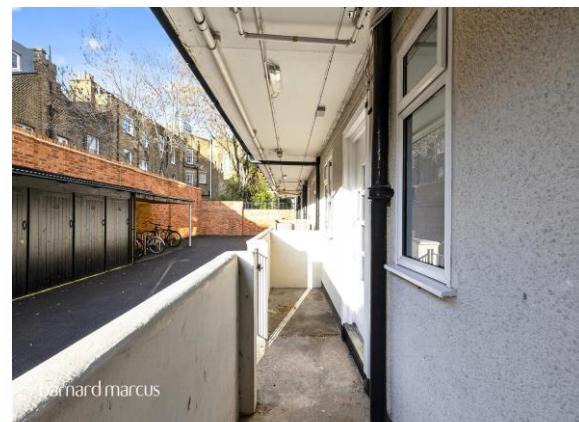
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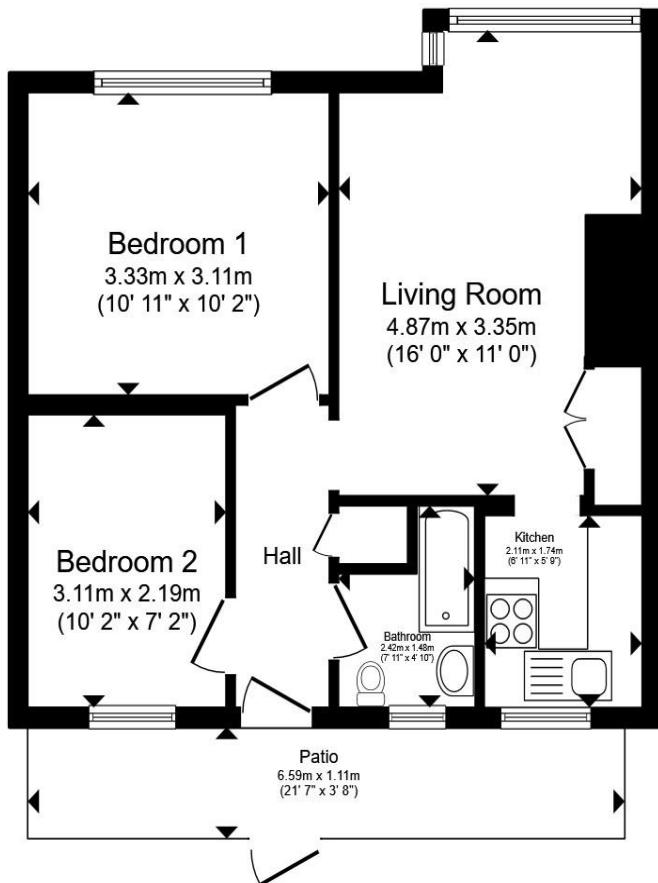
## St. Georges Court Garden Row, London

We are delighted to introduce this well appointed two double bedroom ground floor purpose built apartment, with direct access to its own private patio. The property is situated in this popular low rise private block and available for sale with the benefit of no onward chain. Garden Row is a quiet residential Street in the heart of Elephant and Castle (currently going through major improvement and regeneration) and set within close proximity South Bank University and Geraldine Mary Harmsworth Park which provides a range of activities including the historic Imperial War Museum and is set within easy reach of Elephant and Castle, Borough and Lambeth which combined offer a plethora of bars, shops and restaurants to include Borough Market, the London Eye and also London's vibrant South Bank. Transport links are available within walking distance of Elephant and Castle (Bakerloo and Northern Line as well as National Rail services) and also within easy reach of Lambeth North (Bakerloo Line) & Waterloo Station (multiple transport options). There are also a range of bus routes (also within walking distance) available that would provide easy access to the City, West End and surrounding areas.

Accommodation comprises an entrance hall with storage, two double bedrooms, living room, kitchen, private patio and bathroom.

Early viewings are advised to avoid disappointment.





## Floor Plan

Total floor area 44.2 m<sup>2</sup> (476 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## St. Georges Court Garden Row, London

- Two Double Bedrooms
- Ground Floor
- Private Patio
- No Onward Chain
- Sought After Location

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 2000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £400,000



**view this property online** [barnardmarcus.co.uk/Property/KGT111099](http://barnardmarcus.co.uk/Property/KGT111099)

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Property Ref:  
KGT111099 - 0002

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Please note the marker reflects the postcode not the actual property



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