



## Valentine Row, SE1

### £2,000,000

A highly attractive and stylishly presented, modern townhouse, spread over almost 2,000 sq ft and three storeys, with a large kitchen-diner on the ground floor, leading out onto a private rear garden, a utility room, a generous first floor living room, four double bedrooms, two bathrooms and an additional WC. This is a chain free sale. Offers in excess of £2,000,000

Valentine Row is enviably located, tucked behind Blackfriars Road, within easy reach of Waterloo, Southwark and Blackfriars Stations. On your doorstep you will find numerous attractions, including the Old & New Vic Theatres, Shakespeare's Globe, the Cut, Lower Marsh the Tate Modern and the Southbank.

### Features

Offers in excess of  
£2,000,000  
Three Storey Townhouse  
Large Kitchen-Diner  
Separate Living Room  
3/4 Double Bedrooms  
Two Bathrooms & WC  
Underfloor Heating  
NHBC 10-year warranty  
Chain Free Sale



## Valentine Row, SE1

Gaskell House on Valentine Row is part of Crest Nicholson's exclusive Valentine Place development, built in 2015-16. Whilst this house has its own entranceway and private garden, it also benefits from access to additional communal gardens to the rear.

Set over three storeys and almost 2,000 sq ft, there is a wonderful sense of space and light throughout. The kitchen-diner occupies the full width of the property with a large breakfast bar, high-spec built-in appliances and ample room for a substantial dining table; also benefitting from floor to ceiling aluminium-framed windows and double french doors.

Additionally on the ground floor is the fourth bedroom/an additional reception room to the front of the property, the separate utility room, WC and two further hallway cupboards.

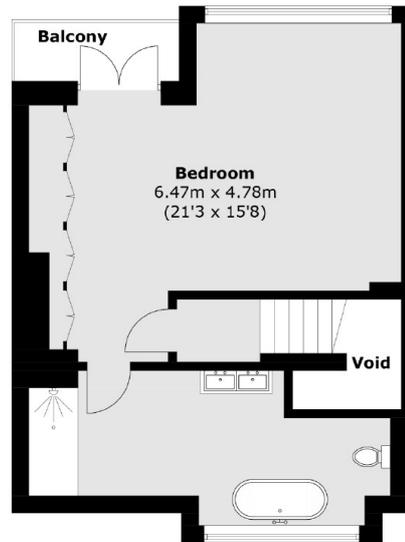
The living room is located on the first floor, overlooking the gardens behind, along with the second and third double bedrooms and a three piece family bathroom.

The master bedroom occupies the top floor, boasting extensive full height, built-in wardrobes, a luxurious en-suite bathroom, with twin sinks, a roll top bath and shower and a private balcony.

The house has been finished to a very high standard with high quality appliances, an integrated sound system, engineered hardwood timber flooring, under floor heating and attractive contemporary design throughout.



# Valentine Row, London, SE1



**Second Floor**



**Ground Floor**

**First Floor**

Total area (approx.): 182.1 sq. m (1,960.2 sq. ft)  
(Excluding Void)

Balcony: 5.7 sq. m (61.3 sq. ft)