



## Sutherland Square, SE17

£450,000

A wonderful one-bedroom garden flat, occupying the lower ground floor and presented in excellent condition throughout. Set beyond a well kept front garden, this charming home benefits from a private entrance leading into a welcoming hallway. To the front, the double bedroom features built-in wardrobes, while wide original floorboards run beautifully throughout the property. There is both a stylish kitchen and family bathroom that has a bath tub and separate shower. The south facing reception room is bright and inviting, complete with built in cabinetry and a neatly arranged workspace. From here, there is direct access to a private courtyard garden, thoughtfully designed with Astroturf, space for seating and outside dining, with a variety of plants creating a perfect spot for relaxing or entertaining.

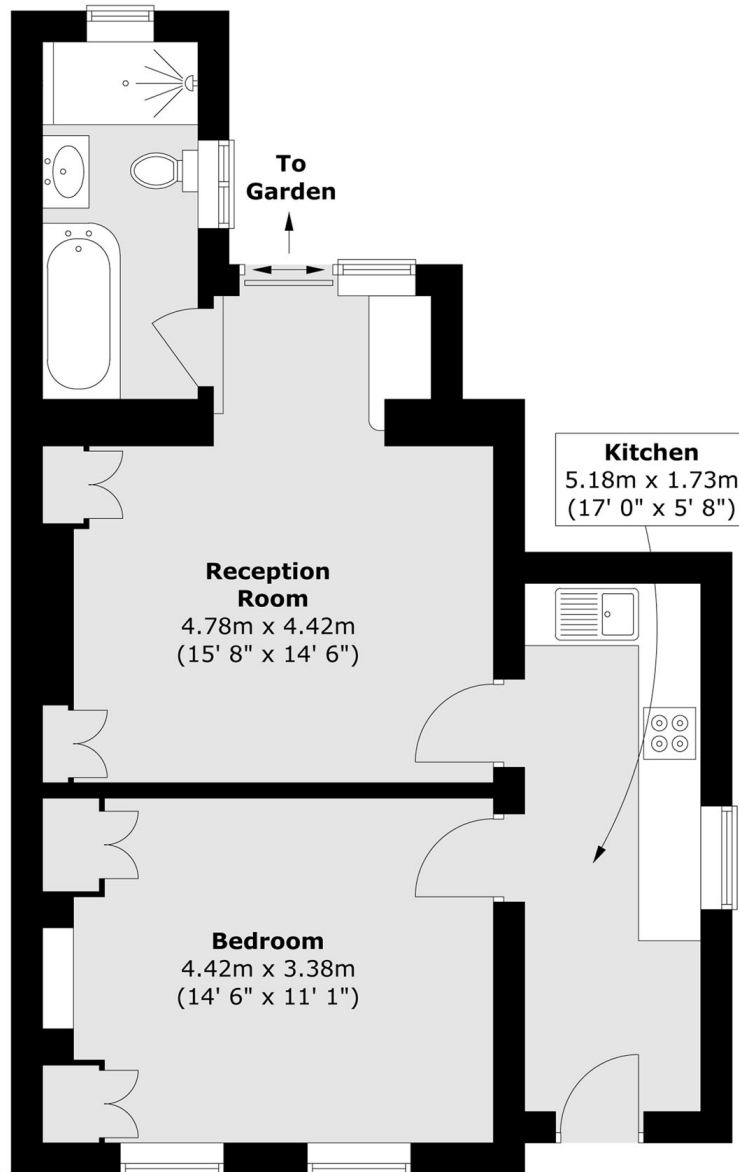
Pretty Sutherland Square is quietly tucked away between Kennington and Burgess Park. There is easy access to transport with both Kennington Tube and Elephant and Castle stations just a short walk away. There are also many shops, bars, restaurants and access to Burgess Park on its doorstep.

### Features

- One Bedroom
- Private Garden
- Excellent Condition
- Wonderful Location
- Private Entrance

# Sutherland Square, London, SE17

## Lower Ground Floor



Total area (approx.) : 50.5 sq. m (544 sq. ft)