



Surrey Square, London, SE17

£1,725,000 Freehold

An elegant, bright, substantial family home blending precious elements of original Georgian period features with modern additions. This Grade II listed property offers five floors of flexible living with an extensive and beautiful back garden. EPC exempt.

Winkworth

LOCATION

The house is located on Surrey Square just off Old Kent Road, which is well served with a frequent bus service to Central London approximately one mile from Borough and Elephant & Castle Underground stations and a 30 minute walk from London Bridge.

DESCRIPTION

This property is set out over five floors and offers a vast amount of living space as well as bedrooms and bathrooms. The mansard recently constructed offers a bedroom that's currently being used as a charming home office space but could accommodate a king-sized bed. Next door is a large bathroom containing a walk-in shower, separate bath, sink with vanity mirror above and storage below, and heated towel rail.

The 2nd floor comprises two more bedrooms, with the front stretching the full width of the property. There is ample space for a king-sized bed and free-standing storage. The room also benefits from three sash windows letting in plenty of natural light, a beautiful ornate fireplace, and lots of fitted storage. The bedroom at the rear is smaller in size and currently being used as an additional living space, however, could also serve as an adequate double bedroom with space for free-standing storage.

The 1st floor is the master floor. Towards the front of the property is a vast master bedroom with wonderfully high ceilings adorned with beautiful cornicing, and a grand fireplace at the far end of the room. There are fitted wardrobes, and space for additional free-standing storage, as well as space for a super-king bed. Next to the bedroom is the master bathroom. Immediately you are drawn to the free-standing cast iron bathtub elegantly sitting in the centre of the room. Surrounding it are plenty of storage cupboards, a W.C., sink with vanity mirror above and storage below, and a heated towel rail. The room is finished off with another grand fireplace containing a traditional cast-iron Victorian stove.

The ground floor comprises a sizable double living room with large sash windows on each side and stunning high ceilings. The front half easily accommodates two sofas and a coffee table, as well as additional free-standing furniture, and offers a perfect space to fit the whole family. The rear half is currently a library/piano room but could serve many a purpose. At the back of the ground floor is an additional shower room with W.C. Next to the bathroom is an entrance out into the garden.

The lower ground floor comprises the kitchen with an additional living space at the rear, and a separate dining room at the front. The dining room can currently accommodate 14 people round a large table. There is also access to the vaults at the front of the property, both of which are tanked, and one of which is has been converted into a wine cellar. There is also an additional utility space containing space for the washing machine and dryer.

The kitchen is modern and well maintained, and offers an abundance of storage and worktop space, as well as an integrated Neff gas hob with extractor fan above and a large oven below, an additional oven and built-in microwave, a dishwasher, and a fridge. The kitchen then leads onto the conservatory at the rear, which is currently being used as an additional reception space. From here are glass double doors leading out to the garden.

The garden is a fantastic size stretching a considerable way back. There are many spaces to relax, entertain, and do some gardening. The rear half is a complete suntrap and offers lots of privacy.

LOCAL AUTHORITY

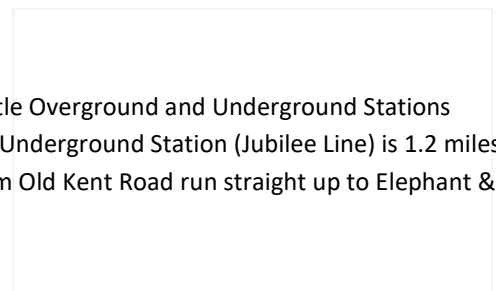
Southwark

TENURE

Freehold

DIRECTIONS

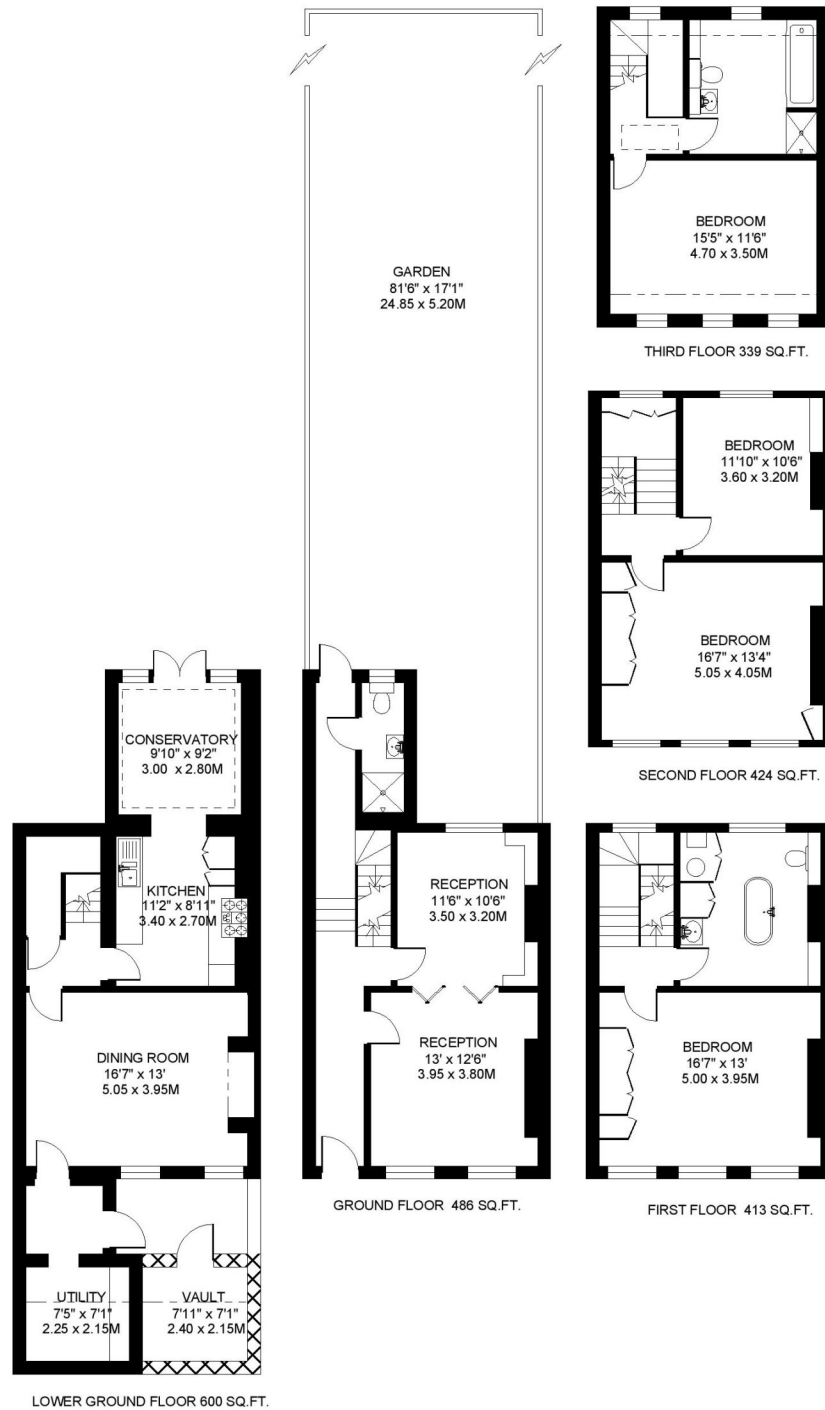
Borough Underground Station (Northern Line) is 1 mile away and Elephant & Castle Overground and Underground Stations (Northern Line, Bakerloo Line and National Rail) are 1.1 miles away. Bermondsey Underground Station (Jubilee Line) is 1.2 miles away, where you have connections to Canary Wharf and the O2. Bus services from Old Kent Road run straight up to Elephant & Castle, Waterloo and beyond.





SURREY SQUARE SE17 4 BEDROOM HOUSE.

Approximate gross floor area
2262 SQ.FT. / 210.1 SQ.M.
Plus vault storage 56 SQ.FT. / 5.2 SQ.M.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Kennington | 020 7587 0600 | kennington@winkworth.co.uk