



## Sutherland Walk, London, SE17

£1,300,000 Freehold

A character filled four-bedroom Georgian family house with large garden located on a beautiful sought after square just off the well-reknowned Walworth Road, the accomodation is arranged over four floors, complete with period features throughout and in need of modernisation. EPC Rating E.

**Winkworth**

## LOCATION

Sutherland Square is an elegant peaceful square, conveniently situated just off the popular Walworth Road which offers access to a range of major retailers and independent shops and with easy access to South London's liveliest key neighbourhoods, expansive parks and gardens. Camberwell, Peckham, Burgess Park and Brixton to the south, re-imagined Elephant & Castle, Borough, London Bridge and London Southbank to the north.

## DESCRIPTION

Enter on the raised ground floor through an attractive entrance with wooden flooring, the ground floor comprises a double reception incorporating a beautiful, large sitting room with original floorboards and shutters, together with matching fireplaces. The sizeable second reception overlooks the garden to the rear. You will also find a useful utility room on this level towards the entrance to the garden.

The lower ground comprises a wet room with walk in shower, W.C, double basin and heated towel rails. On this floor you will also find the kitchen and rear bedroom. The family sized kitchen provides ample space for dining with plenty of storage and worktop space. The second bedroom at the rear includes built in storage and shelves with direct access on to the garden behind.

The garden, accessed via doors from the bottom rear bedroom or alternatively via the entrance on the ground floor by the utility room, is large with mature trees and plants providing foliage.

On the first floor is a large bedroom which offers immense space and two beautiful sash windows, original fireplace and a huge built-in cupboard beneath the stairs. Behind is a smaller room that would serve well as a smaller bedroom or study. The separate large bathroom on this level includes a beautiful roll top bath, sink, W.C, heated tower rail and shelving.

On the second floor is a further bedroom which provides ample space for a double bed with a large dressing room situated opposite. Naturally being in the roof, this floor is well lit and includes plenty of eave storage. Also on the second floor is access to the flat roof.

## LOCAL AUTHORITY


Southwark Council, London

## TENURE

Freehold

## DIRECTIONS

Walworth Road is very well served by frequent buses to Central London, the city and mainline stations as well nearby Elephant & Castle with both underground (Northern & Bakerloo lines) and Overground Stations; which take you straight into Central London or out to the home counties. Kennington Underground Station (Northern Line – both branches) is only a mere 0.6 mile walk away.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		69
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



SUTHERLAND WALK. SE17  
3 BEDROOM HOUSE

Approximate gross floor area  
1715 SQ.FT / 159.3 SQ.M.

Plus Eaves Storage: 104 SQ.FT / 9.6 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](mailto:kennington@winkworth.co.uk)