



## King Edward Walk, Waterloo, SE1

£999,950 Freehold

A stunning, end of terrace Grade II listed Georgian House, set within the ever-popular West Square Conservation Area.

**Winkworth**

## LOCATION

You will find the house on King Edward Walk. This wonderful street is situated just off Lambeth Road and St. Georges Road. An abundance of local amenities such as shops, restaurants, pubs and the Imperial War Museum are found in close proximity. The Cut and Waterloo are also well within reach.

## DESCRIPTION

Entering on the raised ground floor into a dual aspect kitchen/ dining area, which benefits from a stone fireplace with a gas fire and storage into each alcove. The kitchen contains and integrated fridge freezer, stove oven, microwave, washing machine and a sink beneath the lovely sash window. You will find an abundance of storage and workspace throughout.

To the rear of the raised ground floor is the family bathroom. Comprising a bath with overhead shower, sink with vanity mirror and a W.C.

Heading down to the lower ground floor, where you will find the spacious master bedroom to the front, which contains plenty of fitted wardrobe space. The second bedroom is a perfect guest room and again contains fitted wardrobe space. To the rear, you will find the useful study room. From here you can access the quaint patio space.

Heading to the top floor. This wonderful space is set out as a dual aspect reception. You will find two fireplaces with alcove storage either side and wonderful sash windows with shutters. This is the perfect place to entertain guest or spend time with family. Alternatively, a partition wall could be erected to create a third bedroom or to convert the house into its original configuration as a four-bedroom house. The seller is open upon request to reinstate this partition wall.

Permit parking available through Southwark Council.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Nil

Ground Rent - Nil

Council Tax Band - E

## UTILITIES

Electricity – mains connected

Gas – Mains connected

Water – mains connected

Heating – Gas central heating

Sewerage – mains connected

Broadband – Standard Broadband, Ultrafast Full Fibre build planned between now and Dec 2026

## LOCAL AUTHORITY

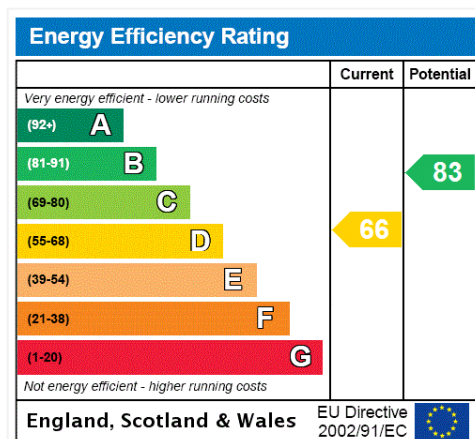
Southwark Council

## TENURE

Freehold

## DIRECTIONS

Lambeth North Underground (Bakerloo Line) is approximately 0.1 miles away. Waterloo Overground and Underground Station (National Rail, Bakerloo/Northern/Jubilee Line) is approximately 0.6 miles away.





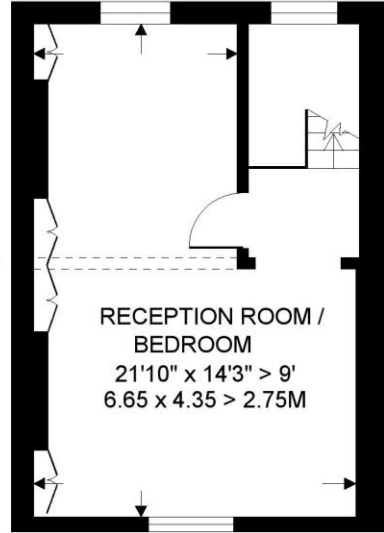


KING EDWARD WALK. SE1  
2 / 3 BEDROOM HOUSE

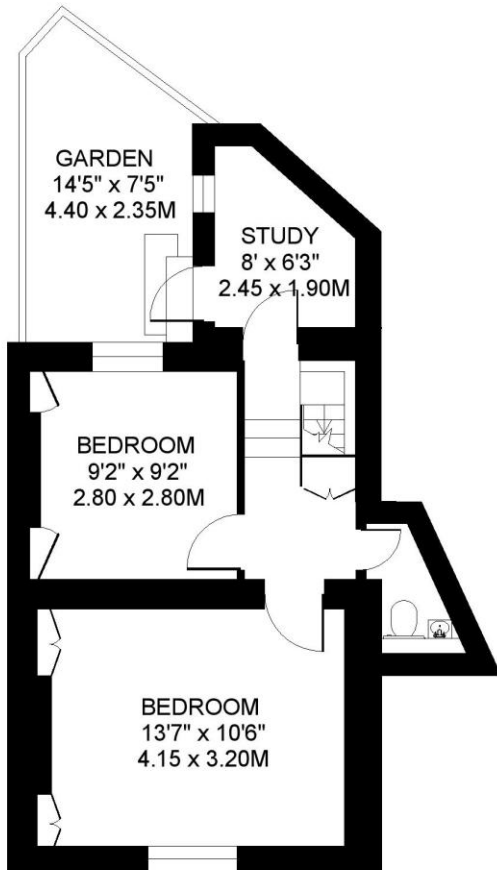
Approximate gross floor area  
1067 SQ.FT / 99.1 SQ.M.



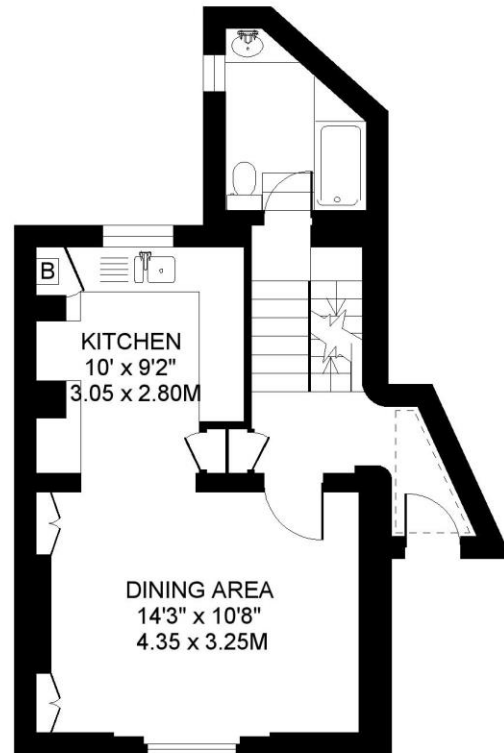
POTENTIAL TO REINSTATE  
A STUD WALL AND CREATE  
A THIRD BEDROOM



FIRST FLOOR 313 SQ.FT.



LOWER GROUND FLOOR 370 SQ.FT.



GROUND FLOOR 384 SQ.FT.

*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.*

Copyright: These plans should not be reproduced by any other person, without permission.  
Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)