



Located in the heart of Borough this charming five bedroom townhouse is arranged over four floors and offers versatile living with a private garden and garage.

Bedford Row, London, SE1

£3,000,000 Share of Freehold



2867sq ft of space arranged over four floors with five bedrooms
• Securely gated development in the heart of Borough • Private garage, suitable for a large 4x4 vehicle • South-West facing, contemporary garden • Bright and airy reception room

Local Information

Conveniently located, Bedford Row benefits from plenty of nearby attractions and fantastic transport facilities in the area.

In 0.6 miles you are welcomed with Borough Market which is London's most renowned food market which offers a range of British and international produce and home to many top quality restaurants.

With easy access to the Southbank and the City transport options include Borough Underground station (Northern Line), London Bridge underground station (Jubilee and Northern tube lines) as well as the mainline station.

Gastro pubs, quirky bars, cafes and restaurants surround the nearby area. Shad Thames and Bermondsey Street are also close by.

About this property

Accessed via a private gated entrance, the property is set within a row of stunning Georgian houses.

The ground floor entrance, flanked by wrought iron railings steps up to an impressive front door which opens onto a grand hallway with a beautiful staircase leading to the upper floors of the house. To the right is a Mark

Wilkinson kitchen with an open plan dining area with luxurious Gaggenau appliances and bespoke fittings.

Further along the hallway you will find a cloakroom and the rear of the house comprises a bright reception room ideal for entertaining/family living with a beautiful fireplace, bi-fold doors leading out onto the contemporary, landscaped garden.

Downstairs houses a utility room, study (which could also be used as a fifth bedroom), a family shower room and private 21' x 16' garage which could comfortably accommodate a large 4x4 vehicle as well as room for further storage.

The first floor has two bedrooms, one of which could be used as an additional sitting room. The master bedroom offers a spectacular en-suite bathroom containing his and hers sinks, walk in shower, generously sized marble bathtub.

At the top of the house, the second floor accommodates two additional bedrooms, both with plenty of built in storage, one of which offers an en-suite bathroom. A bright family bathroom with a skylight window can be found on this floor along the hallway.

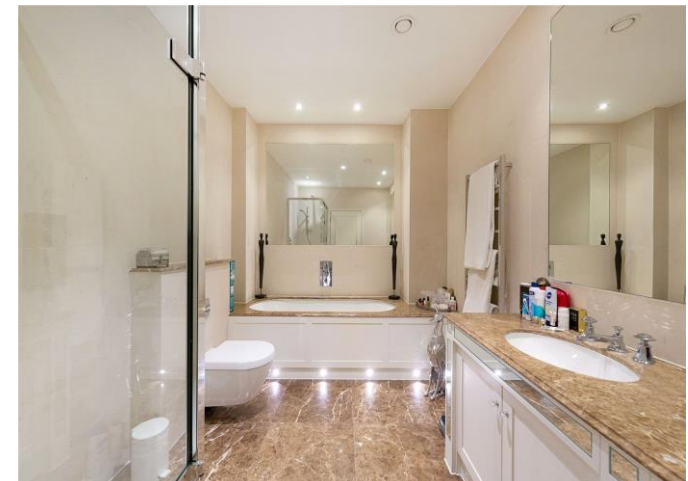




Local Authority
Southwark Council

Energy Performance
EPC Rating = B

Viewing
All viewings will be accompanied
and are strictly by prior
arrangement through Savills
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Telephone: +44 (0) 20 7456
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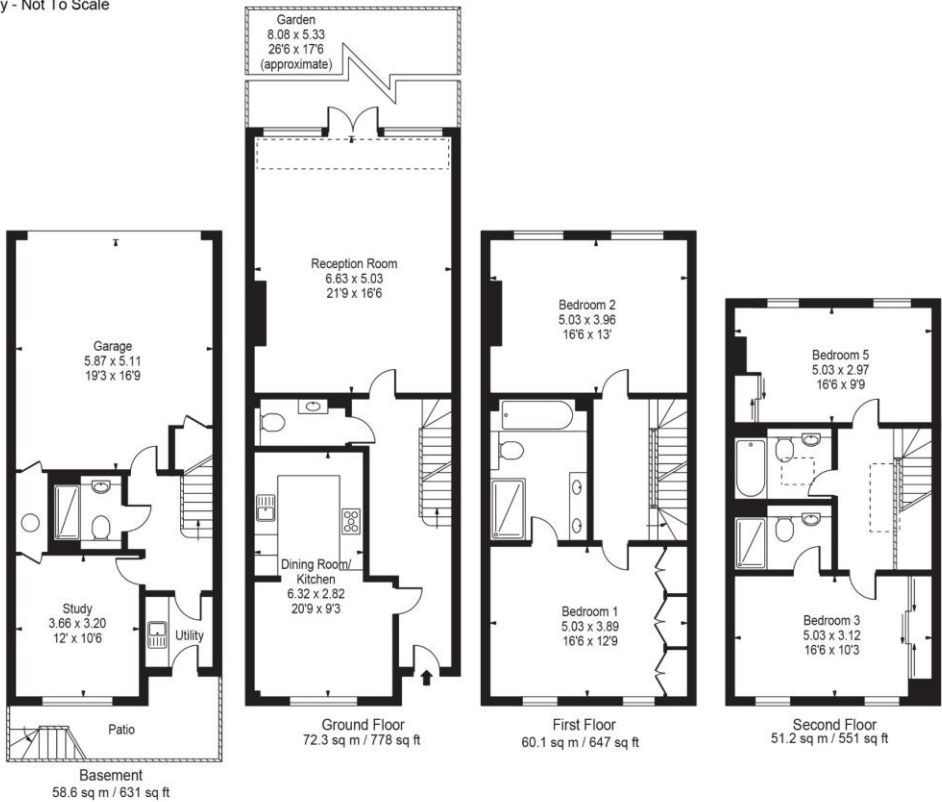






Bedford Row, London, SE1
Gross Internal Area 2607 sq ft, 242.2 m²

Bedford Row
Gross Internal Area(Approx)
House = 211.82 Sq m / 2280 Sq ft
Garage = 30.38 Sq m / 327 Sq ft
Total = 242.20 Sq m / 2607 Sq ft
For Illustration Purposes Only - Not To Scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	90	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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