



Immaculate four bedroom townhouse arranged over three floors nestled along a peaceful row of pretty houses.

**Valentine Row, London, SE1**

£2,000,000 Leasehold (248 years remaining)





- Contemporary townhouse in the heart of Southwark
- High specification throughout with underfloor heating, Siemens appliances, hardwood flooring, soft close Italian joinery and Roca bathrooms
- Interior designed throughout
- Access to a private garden, three balconies and pretty communal areas

#### Local Information

Valentine Row is the perfect location for the London commuter with Southwark and Waterloo stations within approximately 0.3 miles away.

The South Bank and The Cut provide a range of amenities including shops, restaurants, pubs and markets.

#### About this property

Spanning 1,900 sq ft of internal space is this beautiful, modern house in the heart of Southwark.

Upon entering the house you are greeted with an impressive hallway featuring double doors leading to an open plan kitchen/dining area with access to a private courtyard garden. The kitchen provides top of the range integrated Siemens appliances and a breakfast bar area. To the front of the house you will find a cloakroom WC, additional reception room which could also accommodate a fourth bedroom.

On the first floor you will find an expansive reception room with a private balcony overlooking the landscaped gardens, a family sized bathroom and two double bedrooms with plenty of storage space.

The principal bedroom can be located on the top floor with two balconies, a stylish dressing area

and access to an ensuite bathroom featuring a Roca bathtub and walk in waterfall shower.

#### Tenure

Leasehold(248 years remaining)

#### Local Authority

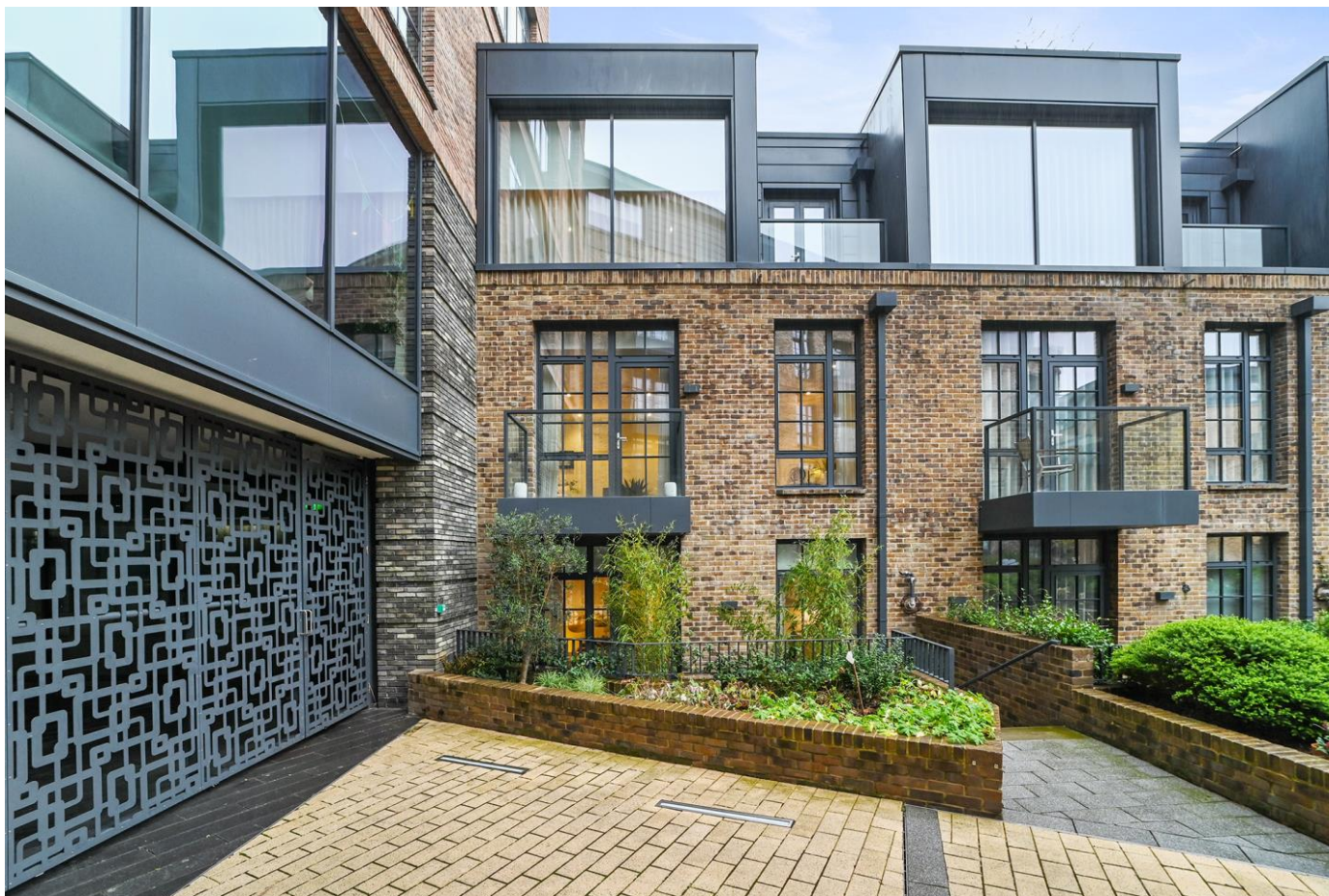
Southwark Council

#### Energy Performance

EPC Rating = B

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wapping Office.  
Telephone: +44 (0) 20 7456 6800.







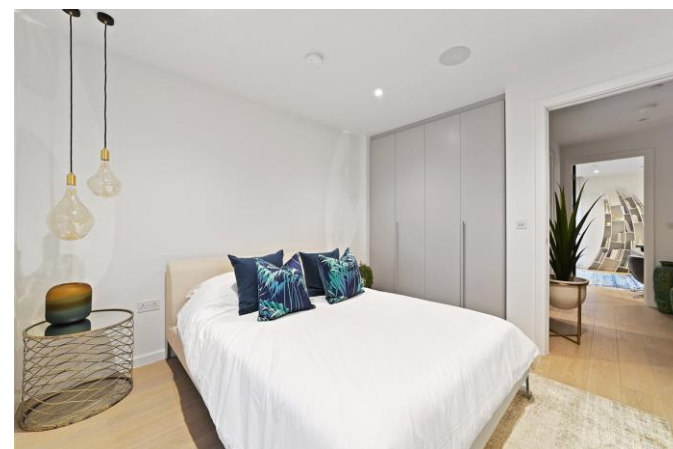
















Valentine Row, London, SE1  
Gross Internal Area 1900 sq ft, 176.5 m²

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Approximate Gross Internal Area  
1900 sq ft (177 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not dispute the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.ogphoto.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	89	89
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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