



A BEAUTIFUL TWO BEDROOM, GRADE II LISTED HOUSE LOCATED IN THE ROUPELL STREET CONSERVATION AREA.

WHITTLESEY STREET, WATERLOO, LONDON, SE1 8TA

Furnished, £995 pw (£4,311.67 pcm) + fees and other charges apply.*

Available from 05/09/2019



• 2 Bedrooms • 2 Bathrooms • 1 Reception

- Large window in reception room that floods the space with light
 - Beautiful conservation area
 - Grade II listed
 - Family bathroom, en-suite bathroom to master and guest cloakroom
 - End of terrace
 - Private garden
- EPC Rating = E**
• Council Tax = D

Situation

The Roupell Street Conservation area is a charming row of streets that survived the blitz and encapsulates the 19th century.

Whittlesey Street is a 4 minute walk (0.2 miles) from Waterloo Train Station and Underground Station which holds the following lines: Northern, Jubilee, Bakerloo, Waterloo & City.

Description

This charming Grade II listed house is set over 3 floors and is situated on this quiet sought after street, in close proximity of Waterloo Station.

The ground floor benefits a wonderfully bright reception and dining area which overlooks the private garden. The spacious kitchen is held in the basement along with another bright dining area and guest cloakroom. The 2 double bedrooms are situated on the first floor along with the modern family bathroom and en-suite.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

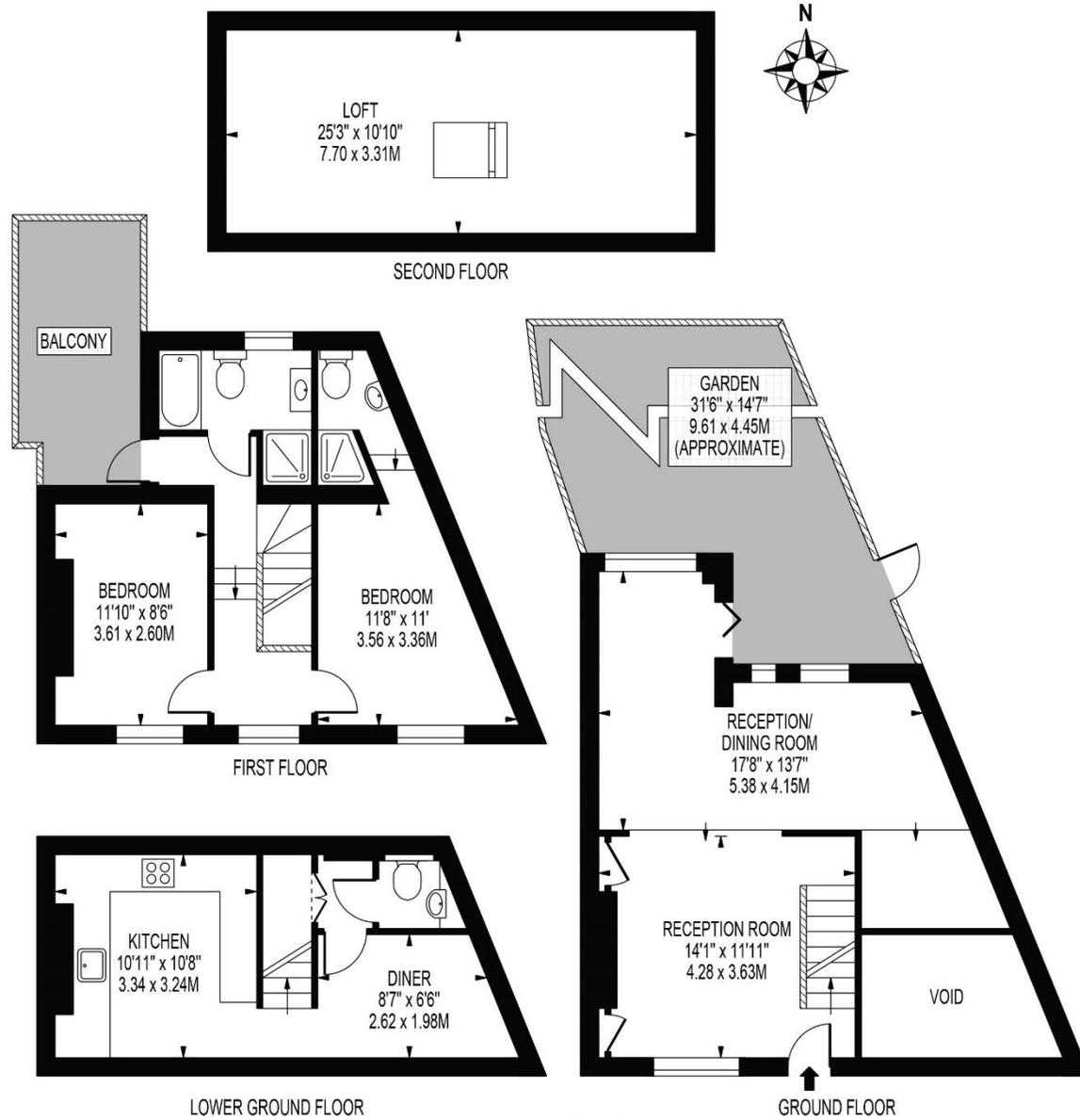
Viewing

Strictly by appointment with Savills.



WHITTLESEY STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1296 SQ FT - 120.36 SQ M
(EXCLUDING VOID)



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THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Waterloo Lettings

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	80
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Please note that the local area may be affected by aircraft noise, you should make your own enquiries regarding any noise within the area before you make any offer.

*There are different rules and fees for different tenancy types. For details of our fees and charges go to [savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our [Applicant Guide](#), hard copy available on request. 20190709BEBY

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