



## 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**

**savills**



• 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.

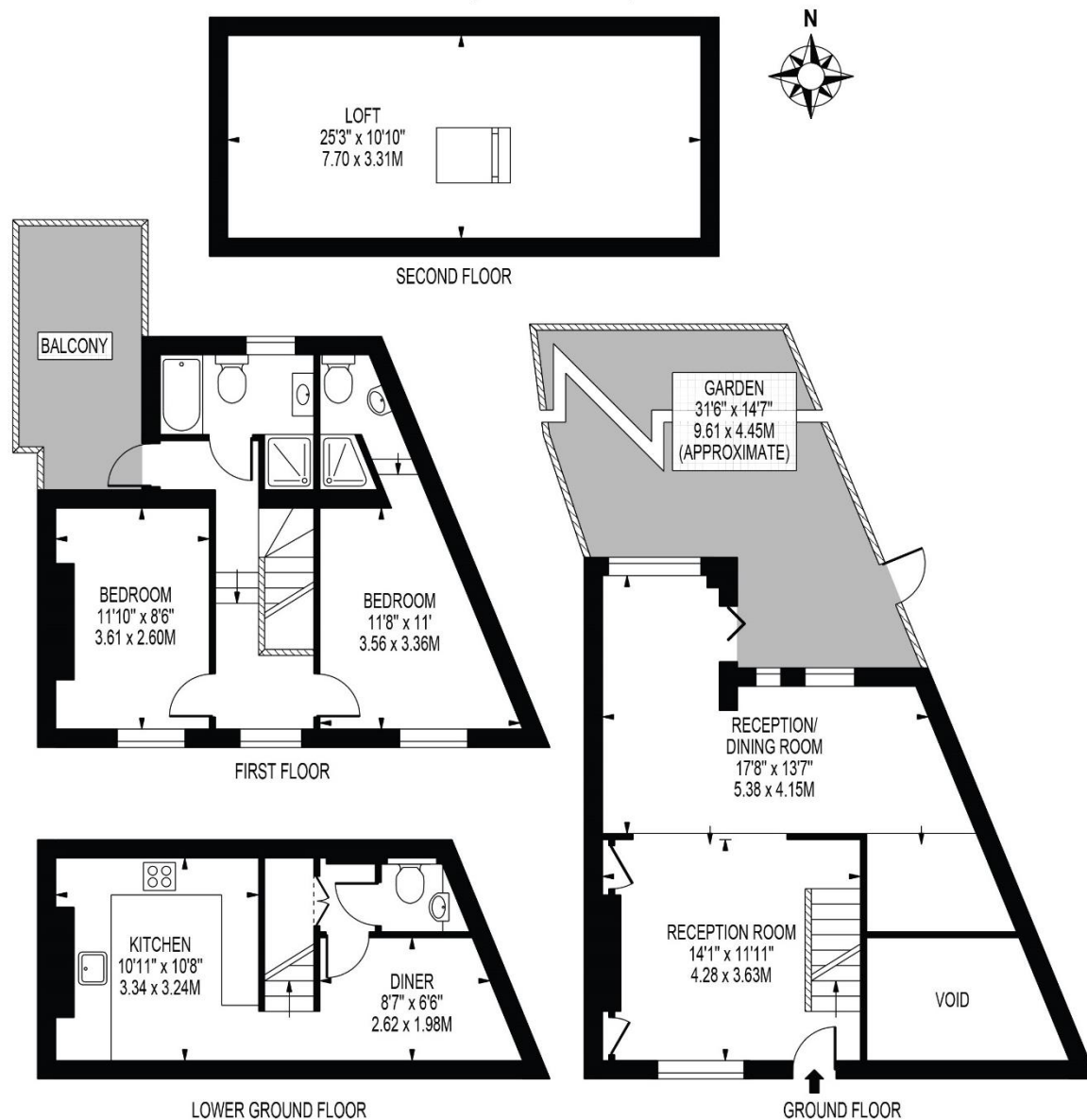
### **Viewing**

Strictly by appointment with Savills.



# WHITTLESEY STREET

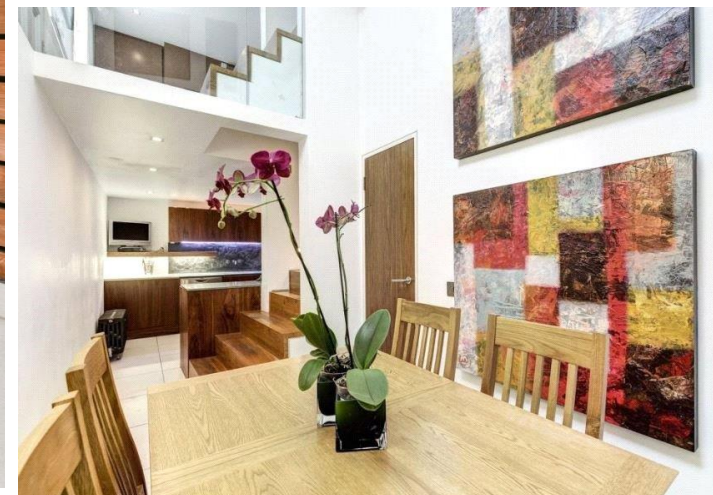
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1296 SQ FT - 120.36 SQ M  
(EXCLUDING VOID)



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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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	43	80
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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