



Incredibly charming one bedroom house located on a sought after garden square

Walcot Square, Lambeth, London, SE11

£1,400 pcm plus fees apply, Unfurnished
Available now



- Wonderful Zone 1 house
- 513 sq ft (approx)
- Private parking
- Fitted kitchen
- Northern & Bakerloo lines (approx) 0.4 miles
- Modern contemporary design style with period fittings

Local Information

Walcot Square is immediately to the south of the Imperial War Museum and Waterloo, to the east of Westminster and north of Kennington. It is a green and peaceful residential area with many beautiful period houses and streets, well served by a superb array of vibrant shops, cafés and pubs including the award winning Three Stags gastro pub and Lobster Pot French restaurant.

Local points of interest include, the UK's largest cinema screen at the BFI IMAX, London's Southbank, Royal Festival Hall, Hayward Gallery, National Theatre, Young and Old Vic Theatres, the Garden Museum and London Eye. However, the unexpected discovery about this location is the ease with which one can access central London. For motorists the area benefits from a rarer 90% discount to the London congestion charge scheme.

Local transport connections include:

Bakerloo Line, Lambeth North: (approx) 0.4 miles.
Northern & Waterloo Lines, Waterloo: (approx) 0.8 miles.
Northern Line (Elephant & Castle): (approx) 0.4 miles.

About this property

This is an incredibly charming one bedroom house located one of

zone one's most charming garden squares. The house has always been thoughtfully maintained. The design style features contemporary fixtures and fittings, white walls and a neutral bright décor throughout.

The house is 513 sq feet and so good for a couple or single person alike with plenty of space to entertain.

The property comprises: 1 double bedroom, 1 bathroom, fully fitted kitchen, reception and small patio garden.

Furnishing

Unfurnished

Local Authority

London Borough of Lambeth
Council Tax Band = D

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Waterloo Lettings Office.
Telephone: +44 (0) 20 3402 0400.

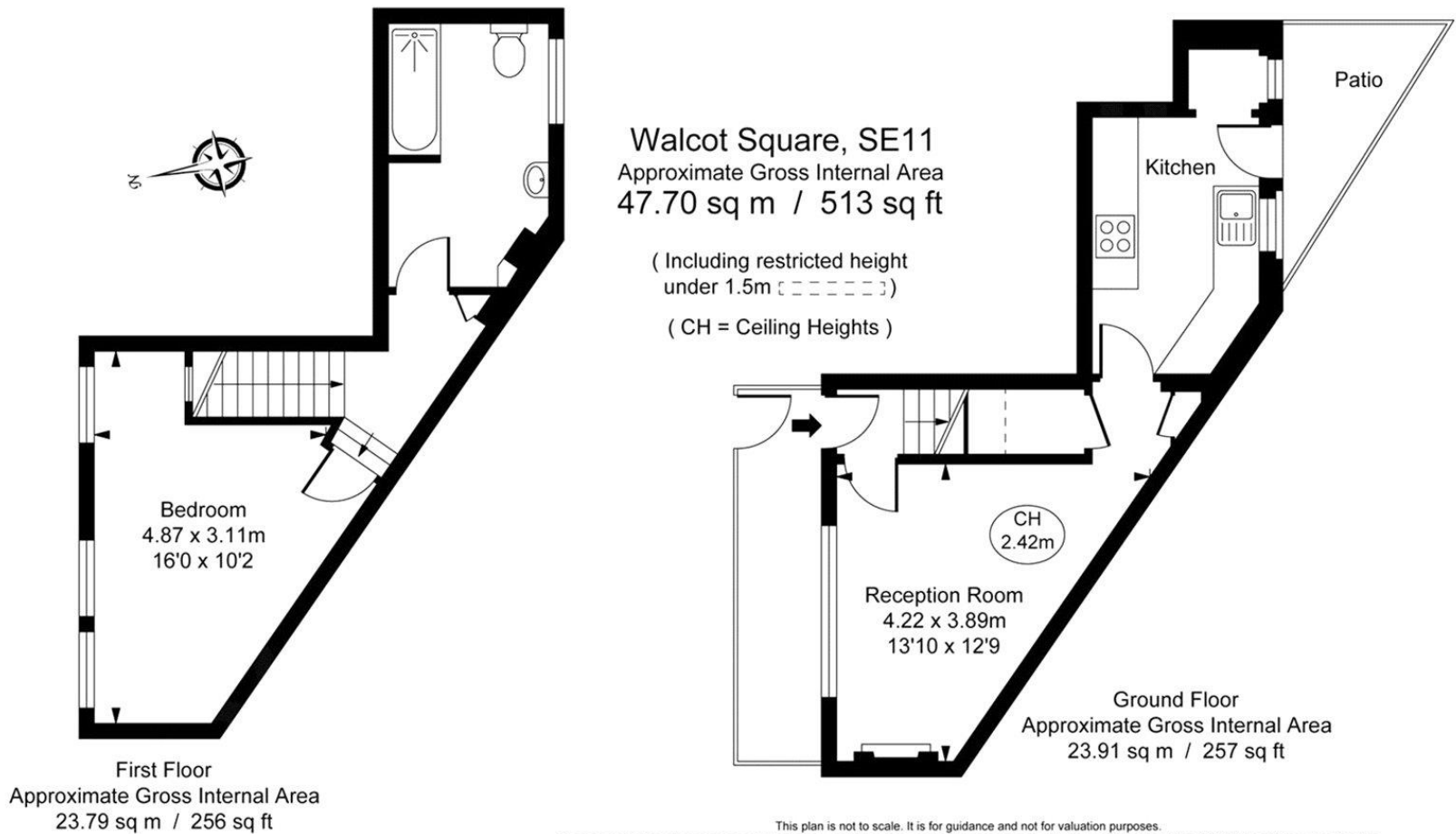





Walcot Square, Lambeth, London, SE11
Gross Internal Area 513 sq ft, 47.7 m²

Laura Bushell
Waterloo Lettings
+44 (0) 20 3402 0400
lbushell@savills.com

 OnTheMarket.com |  savills | savills.co.uk



This plan is not to scale. It is for guidance and not for valuation purposes.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
© Fulham Performance

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	53	62
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Prospective tenants must satisfy themselves by inspection or otherwise. 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 please go to [Savills.co.uk/tenant-fees](https://www.savills.co.uk/tenant-fees). For more detailed information read our applicant guide at [savills.co.uk/applicant-guide](https://www.savills.co.uk/applicant-guide).
Hard copy available on request. . 20210515BEBY



arla | 
PROTECTED