

## 2 Bed Flat In Aquinas Street , London, SE1 8AD

£795,000







## SHORT DESCRIPTION

Property Ref: 13062 Situated on a quiet, leafy street in the heart of the South Bank, this two-bed, two-bath ground floor Edwardian flat is packed with character yet well suited for the contemporary lifestyle. The front half of the flat has been transformed into an open plan living, kitchen and dining space, with French doors leading out to the side path and rear garden. The living room's southerly aspect and large bay window ensure a healthy supply of natural light, while the mature trees outside offer protection from extreme heat during the summer months. The sleek and elegant kitchen features bespoke cabinetry by McCormack Joinery and a Caesarstone quartz worktop. Down the corridor, past a row of full height built-in cupboards (one of which houses the washing machine), there is a double bedroom with ensuite shower room, a bathroom, and the principal bedroom at the end. Wooden sash windows are fitted throughout the flat and are in excellent condition. The flat also has sole access to the basement (undemised and not shown in floor plan), which provides additional storage space. The tree-lined Aquinas Street possesses a sense of tranquility that is remarkable for a location minutes away from two of London's major Zone 1 train stations (Waterloo and Blackfriars) as well as some of London's most iconic cultural destinations (National Theatre, Tate Modern, the Old Vic) and landmarks. With its thoughtful design, exceptional finish and unbeatable location, this flat will make a wonderful home for those who both value quality of life and seek easy access to the best London has to offer....

2

Bed Room(s)

2

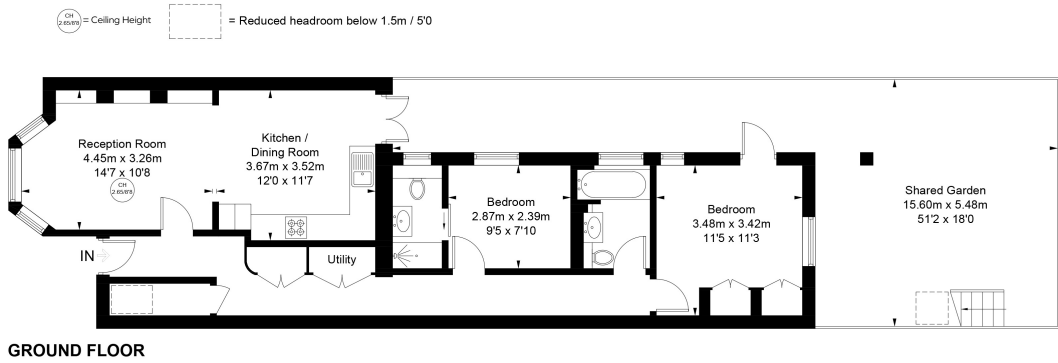
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 780 SQ FT / 72.5 SQ M  
(EXCLUDING REDUCED HEADROOM)  
REDUCED HEADROOM = 10 SQ FT / 0.9 SQ M  
TOTAL = 790 SQ FT / 73.4 SQ M

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY. NOT DRAWN TO SCALE UNLESS STATED. WINDOWS AND DOOR OPENINGS ARE APPROXIMATE. WHILST EVERY CARE IS TAKEN IN THE PREPARATION OF THIS PLAN, PLEASE CHECK ALL DIMENSIONS, SHAPES AND COMPASS BEARINGS BEFORE MAKING ANY DECISIONS RELIANT UPON THEM. (ID1064427)

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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