



**Walcot Gardens Walnut Tree Walk, London SE11**



**welcome to**

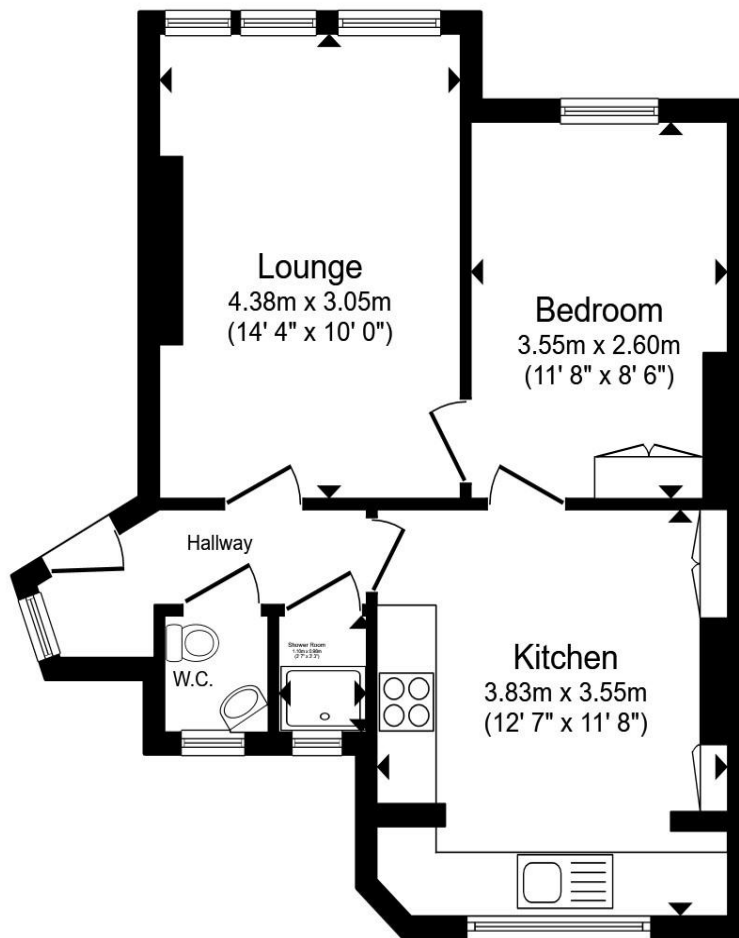
## **Walcot Gardens Walnut Tree Walk, London**

A delightful historic flat situated in a period mansion block on a tree-lined street in central London. Constructed in 1901, the building sits in the Walcot Conservation Area and overlooks a communal courtyard in which Charlie Chaplin is said to have put on plays as a child. Made up of just four flats, the building is managed by the four owners, and there is no ground rent. Extensive repairs of the building's façade and roof were undertaken recently.

The flat has original Edwardian features including large windows, high ceilings, wooden floorboards, and excellent light. It is located 0.5 miles from Lambeth North Station (Bakerloo), 0.6 miles from Kennington Station (Northern), and 0.7 miles from Waterloo Station. Nearby are well-preserved historic squares including Cleaver Square, and the area has lots of old pubs, great cafes, and green spaces. The Imperial War Museum is around the corner. The London Eye, Westminster Abbey, the Houses of Parliament, Big Ben, Tate Britain, the National Theatre, and The Oval cricket ground are all 1 mile away. You can hear Big Ben tolling from the kitchen.

This charming second floor flat comprises an entrance hall, a double bedroom, a kitchen/dining room, living room, and a shower room with separate WC.





Total floor area 42.8 m<sup>2</sup> (461 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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## Walcot Gardens Walnut Tree Walk, London

- One Double Bedroom
- No Onward Chain
- Second Floor
- Period Mansion Block
- Sought After Location

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

# £375,000



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KGT111245 - 0003

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barnard marcus



**020 7735 0922**



[Kennington@barnardmarcus.co.uk](mailto:Kennington@barnardmarcus.co.uk)



315 Kennington Road, Kennington, LONDON,  
SE11 4QE



**[barnardmarcus.co.uk](https://www.barnardmarcus.co.uk)**