

# INIGO



## *Surrey Square*

LONDON SE17

£600,000 LEASEHOLD

This wonderful apartment sits on the first floor of a handsome Grade II-listed Georgian building on Surrey Square in Walworth, south London. Extending over 880 sq ft, the dual-aspect lateral plan has a coveted east-west orientation, ensuring an excellent quality of light throughout the day. Views from the kitchen are over the communal and private gardens below, framed by the period rear elevations of the surrounding houses to create a quintessential London scene. With Borough to the North, Bermondsey to the East, and Camberwell to the South, Surrey Square's location at the top of the Old Kent Road provides easy access to the best of both central and south London.

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### *Setting the Scene*

Built to a design by renowned architect Michael Searle, the 18 listed houses that form the northern side of Surrey Square were built in 1793-4 and are defined by orderly, yellow brick constructions punctuated by refined stucco dressings. The garden square was named after the county of Surrey, of which Walworth was originally a part of, and the houses on this side were later joined by a church and school. This apartment occupies the upper ground floor of what would have been two houses, resulting in its distinctly open feel.

### *The Grand Tour*

Surrey Square is a quiet no-through road. This apartment lies on the upper ground floor and is approached from a communal hallway, shared with seven other apartments.

Upon entry, the kitchen, dining and living spaces are arranged in an L-shape plan that is drenched in natural light, care of large sash windows on two aspects. With meticulous care, the home's original period features have been restored, replaced and refurbished; reclaimed floorboards underfoot lend a sense of natural warmth, and there are reclaimed fireplaces throughout. There is a joyful and eclectic tone to the interiors, enhanced by a cohesive colour palette by Farrow & Ball and Paint & Paper Library, and smart touches such as porcelain light switches.

To the left is the kitchen, with a range cooker positioned within the original chimney breast. A distinctive island is topped with poured concrete and has a butler sink and brass taps. The front of the plan looks over the street through large windows now hung with reclaimed shutters. A smart fire surround completes the space.

A corridor with built-in storage runs from the living spaces to the bathroom on the left, fitted with a freestanding bath overlooking the gardens, wood panelling and a separate marble-tiled shower.

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The principal bedroom is painted with Artichoke by Paint & Paper Library. The colour here, along with the handsome fire surround and concealed walk-in wardrobe space, creates a calm haven away from the city. There are also two further bedrooms with wonderful westerly views to the rear. One is a spacious double, while the other could be well used for working from, and is currently used as a nursery.

### *The Great Outdoors*

From the communal corridor, steps lead down to the shared garden where a grassy open area leads to the apartment's private space. The garden is walled and lined with decorative brick paving; it is also home to a practical shed. Incredibly serene, the outdoor space is thoughtfully planted with a prairie-style garden which mixes ornamental grasses with flowering perennials.

### *Out and About*

Although Surrey Square sits in a quiet residential part of south London, the delights of Borough, Bermondsey Street and London Bridge all within a mile. A short stroll away is the much-loved Spa Terminus where ex-Borough Market vendors have set up more permanent wholesalers and also open their doors to the public. Home to eternal foodie favourites Neals Yard Dairy, Little Bread Pedlar, and also excellent coffee at Monmouth, it's the perfect place to start a Saturday morning. It's also where the much-loved Kernel Brewery calls home.

The foodie destinations of Maltby Street and Borough Market are also both within walking distance, as are the restaurants and bars of bustling Bermondsey Street.

To the South, Burgess Park is less than 10 minutes away and provides the perfect haven from which to escape the city, complete with well-maintained tennis courts. Camberwell is also nearby, known for the Camberwell Arms, as well as Silk Road, TOAD bakery, and Cafe Mondo which was recently described as "probably the best sandwich shop in Britain".



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There are excellent local transport links. Elephant and Castle (Northern Line, Bakerloo Line and Thameslink rail services), Borough (Northern line) and London Bridge stations (Jubilee Line, Northern Line and Mainline rail) are all within a 25-minute walk. The area is also exceptionally well served by at least 10 bus routes, which run to the City and Central London in under 25 minutes.

Tenure: Leasehold / Lease Length: Approx. 103 years remaining / Service Charge: Approx £1,100 per annum / Ground Rent: £10 per annum

Council Tax Band: C

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## *About*

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.