

# INIGO



## *Surrey Square II*

LONDON SE17

£1,800,000 FREEHOLD

Built in the late 18th century, this distinguished Grade II-listed house sits on Surrey Square in Walworth, south London. It spans 2,100 sq ft across five storeys, with four bedrooms and a series of living spaces. A generous garden extends from the rear of the house, with elegant silver birch trees and a summer house at its foot. 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.

### *Setting the Scene*

Built to a design by renowned architect Michael Searle, the 18 Grade-II listed houses that form the northern side of Surrey Square were built in 1793-4 and are defined by orderly, London stock 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.

## *Surrey Square II*

LONDON SE17

£1,800,000 FREEHOLD



### *The Grand Tour*

Surrey Square is a quiet no-through road. A decorative arched fanlight sits atop a pastel-pink front door, which opens onto a bright entrance hall. To one side, two expansive sitting rooms occupying the full depth of the plan are divided by a folding door inset into a cased opening with decorative mouldings. Timber floorboards run underfoot, and both rooms have original fireplaces. There is fitted shelving, and the spaces are illuminated by large sash windows. In the rear reception room, a glazed door provides stepped access to the garden below.

An open-plan kitchen and dining room is found on the lower ground floor. Suffused with light from two sash windows, the kitchen has a large island, a butler's sink and smart cabinets, with an additional storage room attached as well as access to the external light well and vault beneath the pavement.

Lime plaster and limewash paint create a calming, neutral space, and a fireplace alcove in the dining room has a neat moulded surround. An interior window provides a connection with an adjacent snug, where full-height timber-framed French doors provide access to the garden. A guest WC is attached, its walls washed in a warm tangerine hue.

The principal bedroom is found on the first floor. Soaring ceilings create a wonderful sense of volume here, while sash windows capture views of the garden below. A large en suite bathroom has a dual washbasin, a walk-in shower with attractive arched detailing and an original Victorian bathtub, the latter set on a raised platform.

The second floor is occupied by two further bedrooms and a shared bathroom with painted tongue-and-groove panelled walls, a bathtub and a separate shower. There is also a utility room with fitted storage, including space for a washing machine and tumble dryer.

An additional bedroom sits in the eaves at the top of the house. Here, timber panelling on the walls and ceiling is washed in white, and a large skylight captures arresting views across the city skyline toward The Shard.

Tucked at the bottom of the garden, a summer house also has great potential for use as a home office or studio.

## *Surrey Square II*

LONDON SE17

£1,800,000 FREEHOLD



### *The Great Outdoors*

A verdant walled garden extends at the rear of the house, home to beautiful silver birch trees. A paved patio terrace provides opportunities for outdoor dining, and there is a large lawned area and extensive beds ripe for further cultivation.

### *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. It is home to perennial favourites like Neal's Yard Dairy, along with the likes of Little Bread Pedlar, Monmouth and the Kernel Brewery.

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, TOADbakery, and Café Mondo, which has been described as "probably the best sandwich shop in Britain".

There are plenty of highly regarded schooling options in the local area, including Surrey Square Primary, just a minute's walk from the house. Other options include Crampton Primary, Harris Academy Bermondsey, and St Michael's Catholic College.

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.

Council Tax Band: E

# INIGO



## *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.