



St James's Road, SE1
OIEO £700,000

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In general

- Chain free
- Three large double bedrooms
- Potential to extend (STP)
- Great central location
- Large bathroom
- Ideal for transport links

In detail

A fantastic opportunity to purchase a large Victorian style three-bedroom terrace within the enviable SE1 postcode with potential to extend and modernize.

Boasting 960 square feet, this property comprises a bright and spacious reception room complete with bay window and double glazing, further living space downstairs, a separate fitted kitchen, three large bedrooms, two bathrooms with one consisting of a shower bath and a private rear garden stretching over 26 ft and is South Facing.

Further benefits include potential to extend (STP), close to local schools, excellent transport links and so much more.

This property is situated in very close distance to both South Bermondsey and Bermondsey stations offering first-class service to London terminals such as London Bridge, London Waterloo, Waterloo East, Charing Cross, Cannon Street and many other locations.

Within 0.1 of a mile is the OFSTED Rated Outstanding Phoenix Primary School and excellent secondary schools such as City of London Academy (Southwark).

Also very well located for access to various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

The property is offered to the market without an onward chain.

EPC: D | Council tax band: D



Floorplan

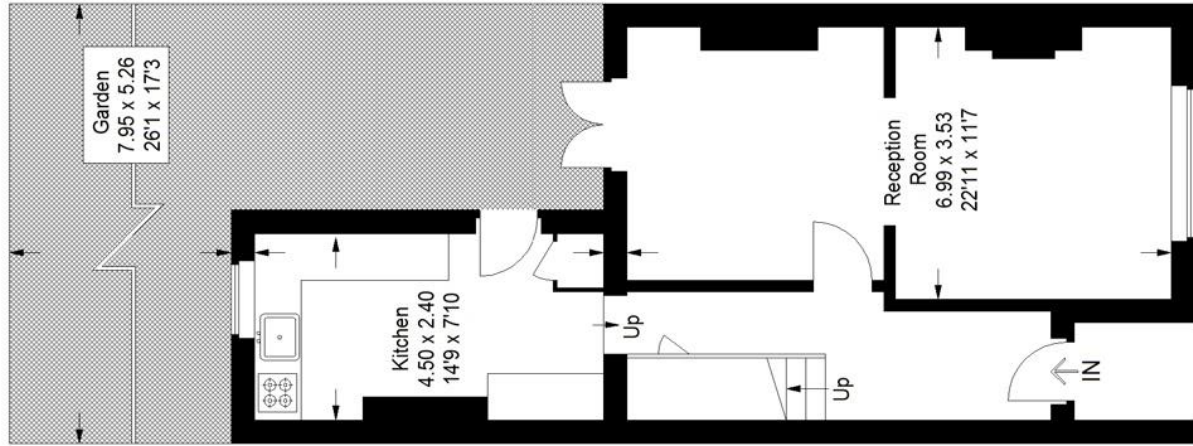
St James's Road, SE1

Approximate Gross Internal Area

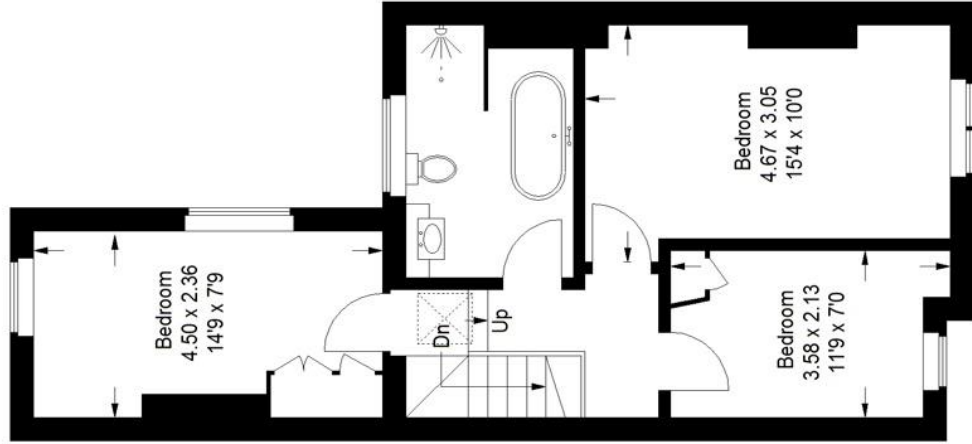
Ground Floor = 43.9 sq m / 473 sq ft

First Floor = 45.3 sq m / 487 sq ft

Total = 89.2 sq m / 960 sq ft



Ground Floor



First Floor

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 These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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