

FREEHOLD LIVE/WORK/OFFICE PROPERTY FOR SALE OR TO LET

**BEAUTIFUL CHARACTER
LIVE/WORK PROPERTY SET IN A
PRIVATE GATED MEWS**

**CHARMING COURTYARD WITH
ORIGINAL FEATURES**

**ONE ALLOCATED PARKING
SPACE**

**CLOSE TO ALL AMENITIES
INCLUDING LAMBETH NORTH
STATION AND WATERLOO
STATION.**

**FOR SALE
IN THE REGION OF £1,000,000**

TO LET - £42,000 PER ANNUM



**2 WHITEHORSE MEWS, LONDON, SE1 7QD
NIA 1070 SQ FT. (99.43 SQ M) GIA 1200 SQ FT (111 SQ M)**

AVAILABLE MARCH 2022



MISREPRESENTATION ACT 1967

Important: These particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. They do not constitute any part of an offer or contract and their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all of the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.



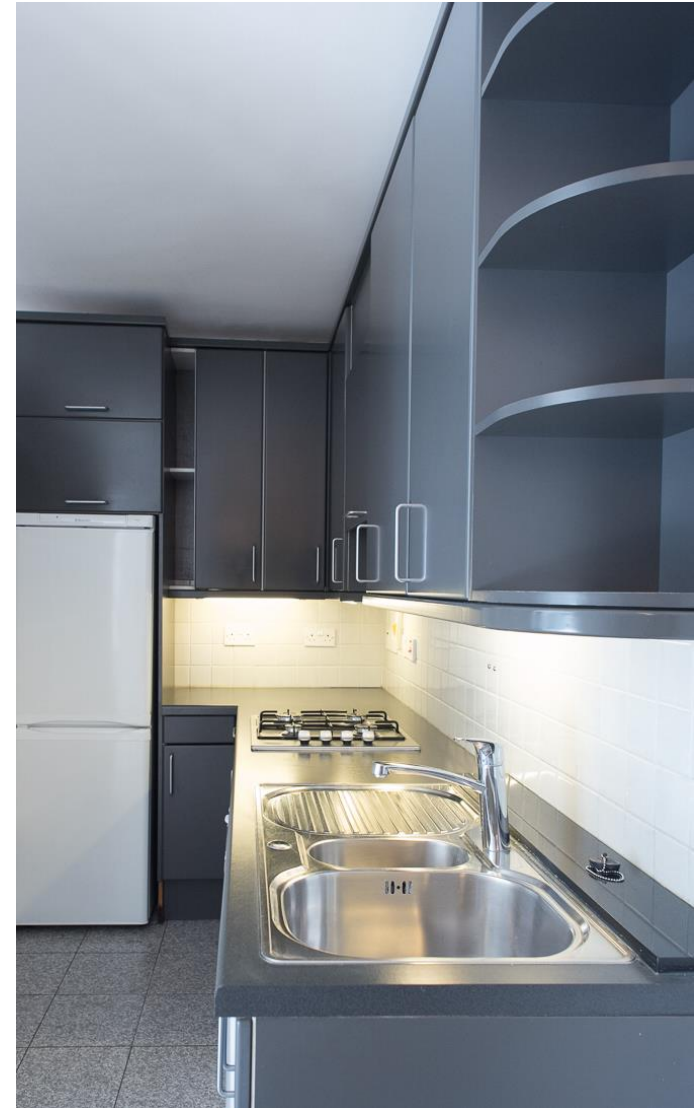
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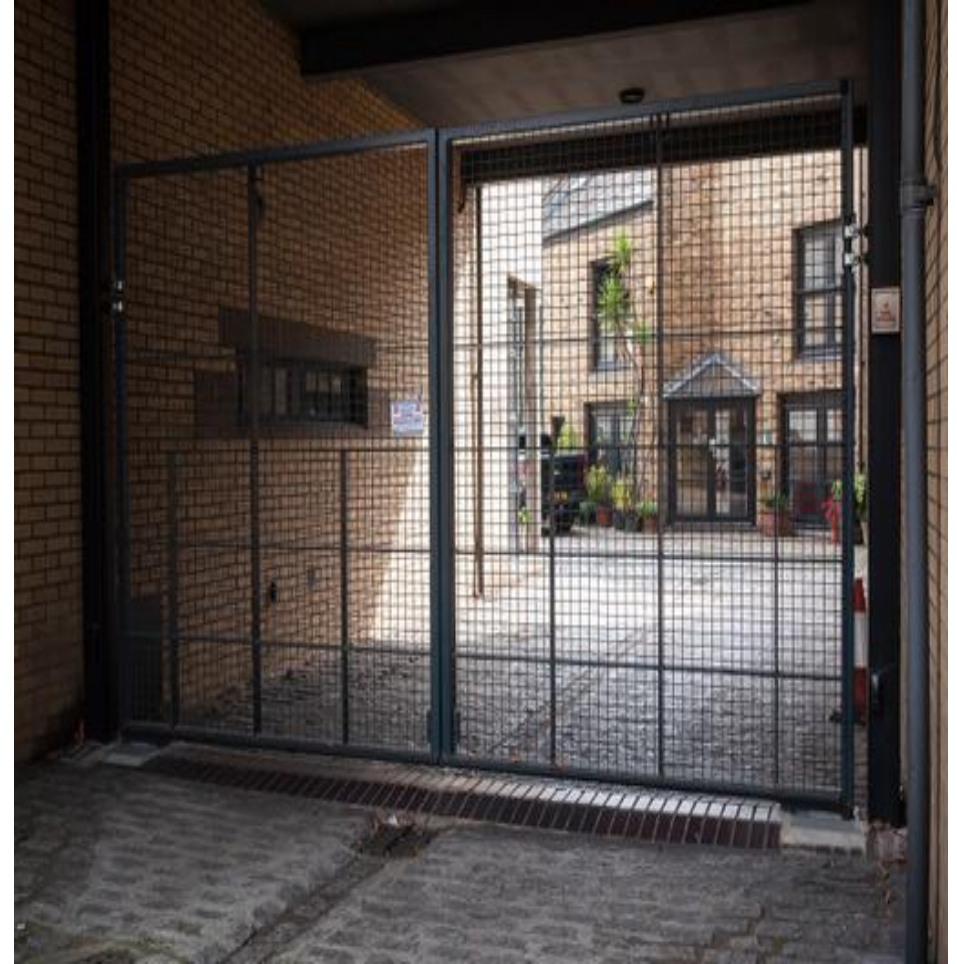
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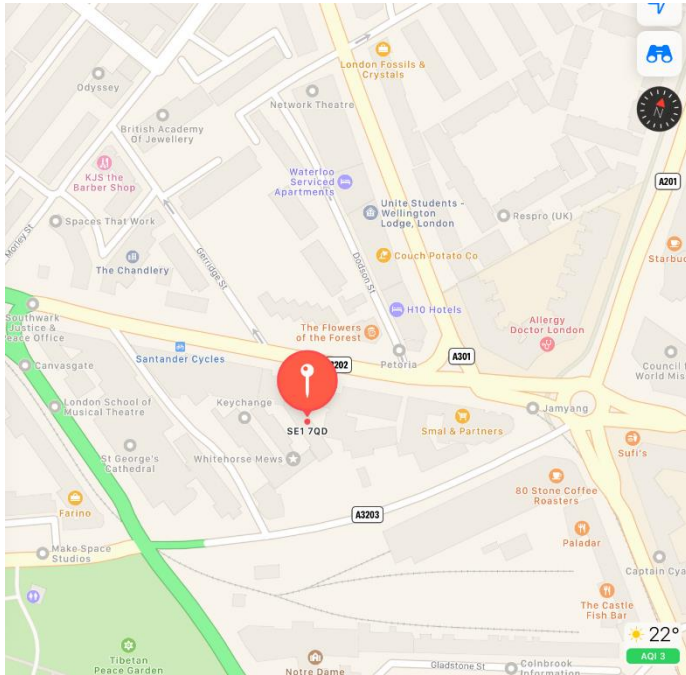
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Description

Accessed via a secure gated entrance and located within a cobbled private mews, set amongst a mixture of Live/work, residential and office buildings. Just a stone's throw from London's 'buzzing' South Bank with a host of theatres, restaurants, galleries and other local attractions nearby.

A self-contained mews house with 'live/work' use, offering contemporary style accommodation. The ground floor offers a bedroom with shower room, reception room, designer kitchen and facilities with stairs leading up to a bright and airy open plan south facing studio space with excellent natural light and high vaulted ceilings.



Location

The property is located just off Westminster Bridge Road (A3202) close to the junction with Gerridge Street on the south side towards St. George's Circus.

Waterloo mainline and underground station approximately 10 minutes walk.
Lambeth North (Bakerloo line) approximately 6 minutes away.

Description

specifications include:

- ❖ Vaulted ceilings
- ❖ Gas central heating.
- ❖ Superb natural light
- ❖ Open plan offices
- ❖ Strong room
- ❖ Alarm service
- ❖ Bedroom with shower room
- ❖ Fully fitted kitchen
- ❖ Reception room
- ❖ WC facilities
- ❖ EV charging point

For Sale

Offers invited in the region of £1,000,000

Rent

£ 42,000 per annum exclusive of all outgoings.

Terms

Flexible lease granted direct with the landlord

Rates

Rates payable approx £6744
Council tax payable approx £1181

Service Charge.

Approximately £500 per annum excluding buildings insurance.

EPC

EPC asset rating = 75 Band C

Further Details

Ian Lim
Lim Commercial
E: ian@limcommercial.com
Tel: 07885 912 982