



**La Gare, Surrey Row, SE1 0BZ**  
Leasehold 900 years

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# La Gare Surrey Row SE1 0BZ

**A live work loft in the heart of the South Bank.**

An opportunity to acquire a live work loft in the heart of the South Bank. Well located with numerous amenities in the immediate area, including Borough Market, Mercato Metropolitano and the Tate Modern. The property is situated on Surrey Row, which is well connected being under a 5 minute walk from Southwark Underground Station (Jubilee Line).

The property comprises a live work gallery with master bedroom suite and guest suite with option for third bedroom (mezzanine), a full kitchen, two and a half baths and a large living area set across lower ground, ground and mezzanine floors.

The residential aspect is set over all three floors and benefits from large walk in wardrobes, a utility room and all en-suite. The gallery space provides high ceilings with an abundance of natural light. The office area overlooks the main ground floor gallery space. There is also an additional gallery space in the lower ground providing a more intimate setting, with additional storage.




## Surrey Row, London, SE1

Approximate Area = 2295 sq ft / 213.2 sq m (excludes void)

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2022. Produced for Independent London Ltd. REF: 945566

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Independent London Lettings for themselves, and for the vendors or lessors, produce these brochures in good faith, and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.

|                    |                                 |
|--------------------|---------------------------------|
| Bedrooms:          | 3                               |
| Bathrooms:         | 2                               |
| Receptions:        | 2                               |
| Floor Area:        | 2295 sqft                       |
| Leasehold:         | 999 years                       |
| Property Style:    | Period                          |
| Location:          | Borough                         |
| Council Tax Band:  | F                               |
| EPC Rating:        | C                               |
| Parking:           | Gated                           |
| Service charge:    | £6,330                          |
| Ground Rent:       | £50                             |
| Nearest Transport: | Southwark Tube for Jubilee Line |

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