

**TO LET**  
**FULLY REFURBISHED SELF-CONTAINED LIVE/WORK UNIT.**  
**(CLOSE TO WATERLOO STATION, SE1)**



**BEAUTIFUL CHARACTER  
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.**

**TO LET - £55,000 P.A EXCL  
AVAILABLE NOW.**

**2 WHITEHORSE MEWS, LONDON, SE1 7QD**  
**SIZE - 1,090 SQ FT. ( SQ M) (101 SQ M)**























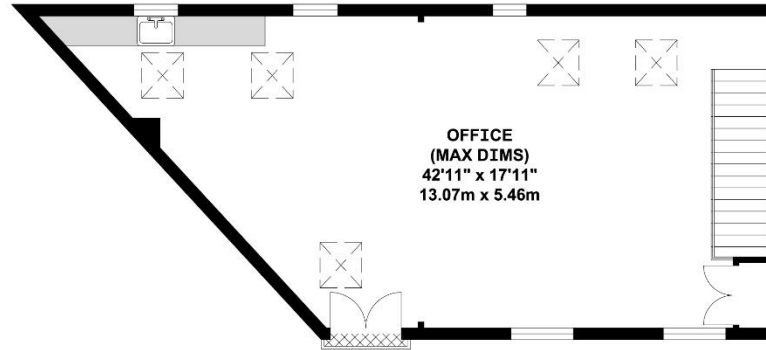




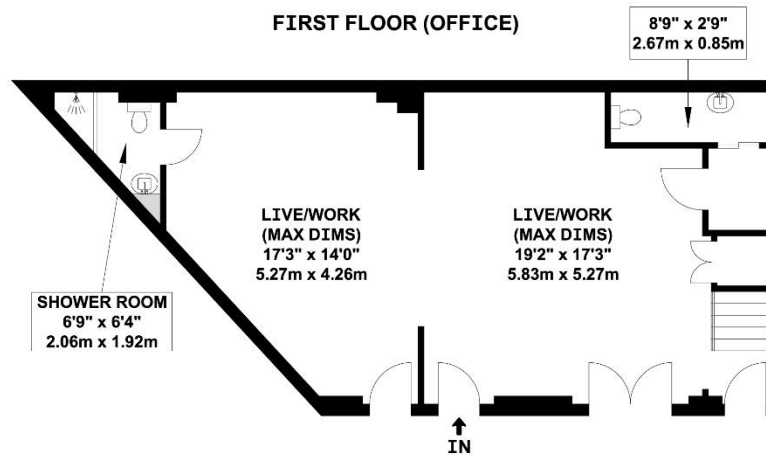




WHITEHORSE MEWS  
LONDON SE1



FIRST FLOOR (OFFICE)



GROUND FLOOR (LIVE/WORK)

APPROX. GROSS INTERNAL GROUND FLOOR AREA 562.41 SQ. FT / 52.25 SQ. M

APPROX. NET INTERNAL FIRST FLOOR AREA 528.40 SQ. FT / 49.09 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER.  
FLOOR PLANS ARE NOT DONE TO "SCALE".



## Description

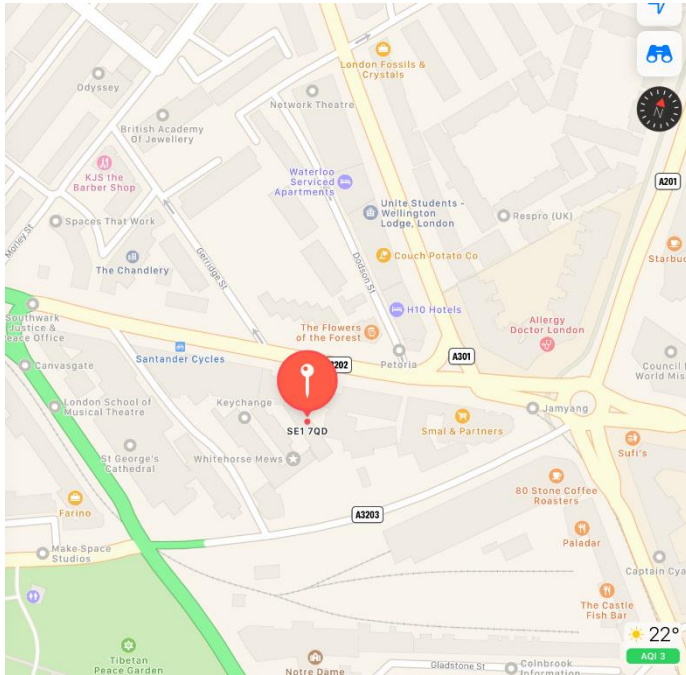
Accessed via a secure gated entrance and located within a cobbled private mews, set amongst a mixture of Live/work, residential and office buildings. Just a stone's throw from London's 'buzzing' South Bank with a host of theatres, restaurants, galleries and other local attractions nearby.

A self-contained mews house under the use 'live/work' offering flexible lifestyle accommodation.

The property has recently undergone a full refurbishment throughout with both floors open plan to create excellent natural light and to include high tech specifications. The ground floor offers 2 x W.C facilities with a shower with stairs leading up to a bright and airy open plan south facing studio space, an open plan kitchen and high vaulted ceilings.

Further benefits include an allocated parking space, EV charger, server room and fibre connectivity.





## 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:

- ❖ Gas central heating.
- ❖ Superb natural light.
- ❖ Open plan spaces.
- ❖ Wooden floors.
- ❖ Recessed spotlights.
- ❖ W.C's / shower.
- ❖ Open plan kitchen.
- ❖ Allocated parking space.
- ❖ EV charging point.
- ❖ Recently refurbished.

## Rent

£55,000 per annum exclusive of all outgoings.

## Terms

New lease direct on terms by arrangement.

## Rates

The Rateable Value for the year 2023/24

First Floor Office - £20,250 p.a.  
Rates payable approx. £10,100 p.a.

Council tax payable is approx.  
Ground Floor – Council Tax approx.

## Service Charge.

Approximately £500 per annum excluding buildings insurance.

## EPC

EPC asset rating = 69 Band C

## Further Details

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