



Cowley Road, London, SW9

£800,000 *Freehold*

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This charming two-bedroom, Grade II-listed Regency cottage occupies a quiet position on one of south London's most distinctive historic terraces. Built in 1824 and set beneath a canopy of mature plane trees, the double-fronted cottage has the atmosphere of a country home while remaining exceptionally well connected in Zone 2. EPC rating D

KEY FEATURES

- Quiet street
- Large garden
- Good transport links
- Great condition throughout



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DESCRIPTION

Sensitively renovated within the past three years, the house retains a wealth of original features, including its multi-paned windows, original floorboards and characterful wooden staircase. These are complemented by contemporary additions and Farrow & Ball and Edward Bulmer paints throughout. At the rear, two sets of French doors open onto a mature, secluded garden.

The House

Cowley Road is a peaceful enclave just off Vassall Road, protected by both Grade II listing and its position within the Vassall Road Conservation Area. The terrace was built in 1824 and is understood to have originally housed craftsmen working on the grand villas then being constructed along Brixton Road.

The cottage has a stuccoed façade, with a central panelled door set beneath a shallow arch. Tall ground-floor windows sit beneath two wrought-iron Juliet balconies, while a simple parapet runs along the roofline. Repeated across the terrace, these details give the street its distinctive Regency character.

The front door opens into a central hallway, where the original wooden staircase rises to the first floor.

To one side is the kitchen and dining room, which extends from front to back. A large multi-paned window brings light into the dining area, where there is ample room for a substantial table. The kitchen has timber worktops and open shelving, with an integrated oven, induction hob, sink and fridge-freezer. Original floorboards run throughout, and French doors at the rear open directly onto the garden.



On the opposite side of the hall is the double reception room, with walls painted in a plaster pink and a wood-burning stove set into the chimney breast. Bespoke floor-to-ceiling joinery provides extensive shelving and storage, while the room has space for separate sitting and working areas. French doors at the rear lead onto the lower garden terrace.

The bathroom is also on this level. Contemporary fittings include a bath with an overhead shower, a vanity unit and WC, set against monochrome patterned tiles. An adjoining cupboard houses the washing machine.

Upstairs are two well-proportioned double bedrooms, both with full-height glazed windows opening onto wrought-iron Juliet balconies overlooking the tree-lined street. One bedroom has a full wall of bespoke fitted wardrobes. A separate walk-in wardrobe on the landing provides further storage, supplemented by attic space above.

The Garden

The rear garden is arranged over gently rising levels and enclosed by brick walls and timber fencing. Mature sycamore trees create a leafy canopy overhead.

A paved terrace immediately behind the house provides space for outdoor dining. Stone steps lead through established planting to the upper garden, where a timber pergola and trelliswork support climbing jasmine. The garden is also planted with shrub roses and lavender, with a gravelled seating area beneath the trees.

French doors from both the kitchen and reception room provide a direct connection between the house and garden.





MATERIAL INFO

Tenure: Freehold

Term: NA

Service Charge: NA

Ground Rent: NA

Local Authority: Lambeth

Council Tax Band: C

EPC rating: D

PARKING

Off-street parking is available from Lambeth Council

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – ultrafast broadband

LOCATION

Cowley Road is positioned between Oval, Kennington, Stockwell, Brixton and Camberwell. Nearby Brixton Road has a collection of independent businesses, including a well-known family-run Italian bakery and delicatessen, a florist, beauty salons, restaurants and cafés. The markets and cultural venues of central Brixton are also within easy reach.

Myatt's Fields Park is a short walk away. The 14-acre Victorian park retains many of its original features, including its bandstand, roundhouse, formal paths and gardens. It also has a community greenhouse, café, tennis courts and children's water-play area.

Kennington Park is around a ten-minute walk away, with extensive lawns, mature trees, an Old English flower garden, sports facilities and a café. A farmers' market is held on Saturdays opposite Oval Underground station.

DIRECTIONS

Oval Underground station is approximately 0.6 miles away, providing Northern line services to the West End and City. Stockwell station is approximately 0.8 miles away, with both Victoria and Northern line connections.

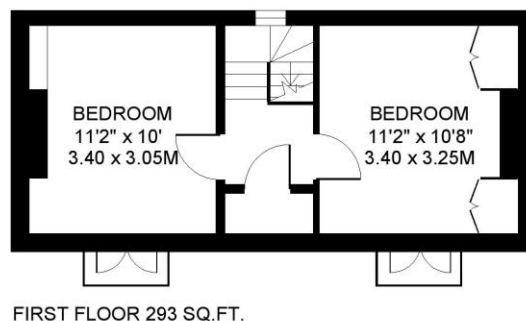
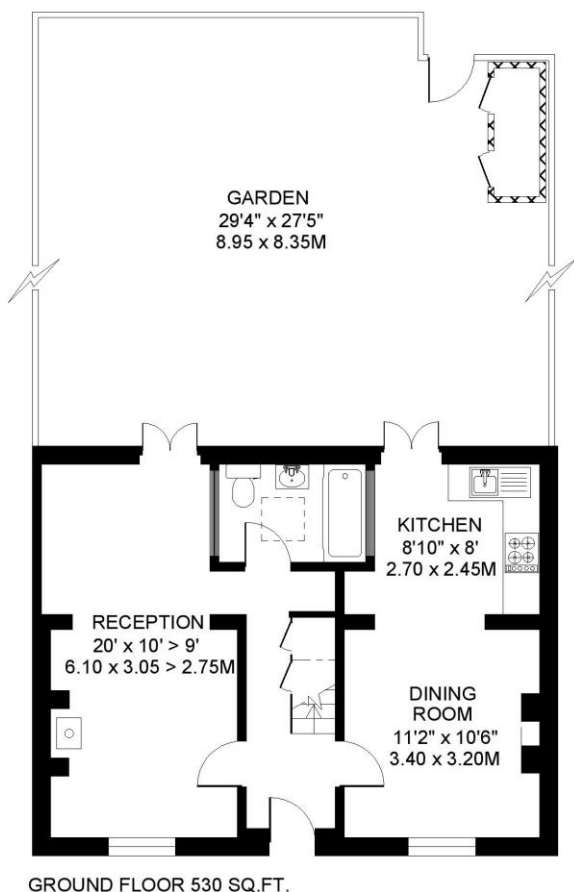
Brixton Road is served by frequent buses towards central London, and the area is also well placed for cycling into Westminster, the City and the South Bank. Despite these connections, Cowley Road remains a quiet, leafy enclave centred on a historic Regency terrace in the heart of Zone 2.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

COWLEY ROAD. SW9
2 BEDROOM HOUSE

Approximate gross floor area
823 SQ.FT / 76.5 SQ.M.
PLUS 17 SQ.FT. / 1.6 SQ.M.
Total area shown on plan
840 sq.ft. / 78.1 sq.m.



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