



West Square, Kennington, London, SE11

£3,500,000 *Freehold*

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A rare and particularly special opportunity to acquire an elegant six-bedroom Georgian Grade II Listed family house, complete with an impressive rear garden and private garage to the rear. The house is located within the West Square Conservation Area and measures over 3700 SQ/FT in total. EPC rating D

KEY FEATURES

- Private near 37-foot garden
- Private garage with parking
- Direct views overlooking the historic West Square
- Fantastic public transport links at Elephant & Castle
- 3706 SQ/FT



Kennington

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DESCRIPTION

The house is entered on the raised ground floor via an impressive flight of steps, leading into an elegant entrance hall. To the front is the dining room, directly overlooking West Square and featuring beautiful floor-to-ceiling sash windows with original shutters, wooden floors and a fireplace. To the rear is the kitchen and breakfast room, enjoying fantastic views over the garden as well as direct access outside.

Occupying the front of the first floor is a magnificent drawing room of particularly generous proportions, with wonderfully high ceilings and three enormous sash windows flooding the room with natural light. Full of period charm and character, this is one of the standout rooms of the house. To the rear is a double bedroom with an en suite bathroom.

The second floor provides two further well-proportioned double bedrooms and a family shower room. Both bedrooms benefit from an adjoining room, providing useful additional storage and offering potential for the creation of further bathroom facilities, subject to the necessary consents.

Two further bedrooms and a bathroom occupy the third and final floor. The larger rear bedroom spans the full width of the house and benefits from ample built-in storage. The front bedroom is currently arranged as a study but would work equally well as an additional bedroom.

On the lower ground floor, a superb family room sits to the rear and provides a relaxed and versatile living space, with two sets of French doors opening directly onto the garden. There is also a useful utility room and separate guest W.C., while at the front is another generous bedroom with a fireplace and an adjacent shower room. The lower ground floor also benefits from its own access from the front of the house.

The mature rear garden can be accessed from both the raised and lower ground floors and extends to nearly 37 feet. Immediately behind the house is a paved patio, ideal for outdoor dining and entertaining, with steps leading down to the main garden beyond. At the rear is a private garage, providing parking for one car as well as useful additional storage.





MATERIAL INFO

Tenure: Freehold
Term: NA
Service Charge: NA
Ground Rent: NA
Local Authority: Southwark Council
Council Tax Band: H
EPC rating: D

PARKING

Off-street parking space

UTILITIES

Electricity – Mains connected
Water – Mains connected
Heating – Gas central heating
Sewerage – Mains connected
Broadband – Ultrafast Broadband

LOCATION

The historic West Square is situated within the West Square Conservation Area just off St. George’s Road and within close proximity to the Imperial War Museum. The property is found inside the Congestion Zone.

DIRECTIONS

Elephant & Castle Underground/Overground Station (National Rail, Northern & Bakerloo Lines) is only a 400 metre walk away. Lambeth North (Bakerloo Line) is 650 metres away. Westminster Bridge is nearby with easy access into Westminster by foot.

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		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

WEST SQUARE. SE11 6 BEDROOM HOUSE

Approximate gross floor area
3706 SQ.FT / 344.3 SQ.M.
PLUS GARAGE 256 SQ.FT. / 23.7 SQ.M.



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