

Gladstone Street, London, SE1

£1,450,000 Freehold

A stunning three-bedroom Grade II listed early Victorian house with a pretty garden that has direct access onto communal gardens.

LOCATION

The location offers excellent transport links and a fantastic selection of local amenities/eateries in the surrounding area. Gladstone Street is between St Georges Road and London Road, which is adjacent to Colbrook Street and Garden Row.

DESCRIPTION

This house has been fully refurbished by the current owners to a fantastic standard, there has been a lot of thought and attention gone into the design, which modernises the house whilst maintaining the period features.

Raised ground floor

Enter the house on this level and into the hallway, to your right is a double reception room with original wooden floorboards and two beautiful fireplaces. This room benefits from having dual aspect to the front and rear through sash windows, which makes this room incredibly light.

Lower ground floor

As you head down the stairs on the half landing you will find a shower room with walk in shower, sink and w/c. The kitchen is a wonderful space open to a dining room at the rear. The modern fully fitted kitchen has white gloss cabinets and stone worktops, there is plenty of storage and worktop space helped by the island that sits in the middle of the kitchen. The dining room space is a great size and from here there is access to the garden at the rear. This is a great space to relax and entertain and it has the bonus of having direct access to the communal gardens at the rear.

First floor

This level comprises two double bedrooms, the room at the front has two sash windows looking out onto the pretty street and the room to the rear overlooks the garden and communal garden.

Second floor

This floor has been cleverly designed to have the principal bedroom with built in wardrobes and an ensuite, with large bath, walk in shower, w/c and sink. It is very light due to a large glass wall separating the bathroom and staircase. From the bedroom there are double doors out to a charming balcony.

Parking permits are available from Southwark Council.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Nil

Ground Rent - Nil

Council Tax Band - G

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Superfast Fibre Broadband

LOCAL AUTHORITY

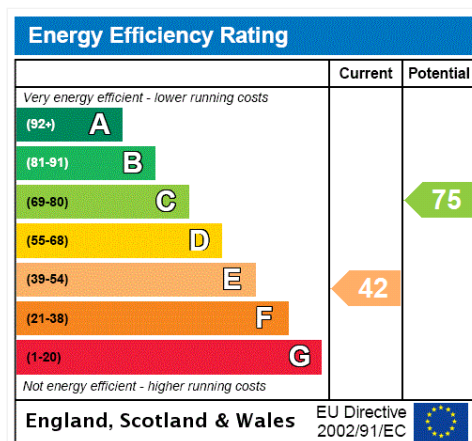
Southwark Council

TENURE

Freehold

DIRECTIONS

Elephant and Castle Underground (Zone 1/2) (Northern & Bakerloo line) is approximately 0.4 miles away. Waterloo Underground (Zone 1) (Northern/Bakerloo/Jubilee line) is approximately 0.8 miles away. Both stations also offer a National Rail service. The area is well served by a frequent bus service into Central London and many Santander docking stations can be found close by.





**GLADSTONE STREET SE1
3 BEDROOM HOUSE**

Approximate gross floor area
1354 SQ.FT / 125.8 SQ.M.
Plus vault storage 28 SQ.FT. / 2.6 SQ.M.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

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Floorplan produced for Winkworth by Floorplanners 07801 228850

Kennington | 020 7587 0600 | kennington@winkworth.co.uk