



## Gladstone Street, London, SE1

£1,350,000 Freehold

This stunning three-bedroom early Victorian Grade II listed family home is presented in impeccable condition on the sought after, Gladstone Street. The house is situated in a prime location to both Waterloo and South Bank, with Imperial War Museum just around the corner. EPC Rating E.

## LOCATION

Elephant & Castle Underground (Northern and Bakerloo line) is approximately 0.4 miles away. Waterloo Underground (Northern/ Bakerloo/ Jubilee) is approximately 0.8 miles away. Both Stations also offer National Rail service. The area is well served by frequent bus service into Central London.

## DESCRIPTION

As you enter the property on the raised ground floor, you are greeted by charming engineered wood flooring. To your left you will find the beautiful double reception space, that contains lovely period features such as two large chimney breasts and large sash windows allowing light to flood through.

To the rear of the ground floor you will find a wonderfully finished bathroom. Finished with engineered wood flooring and tiled walls. The bathroom contains a shower, W.C. sink with mirror and storage options.

Heading up to the first floor you will find two great-sized bedrooms. At the front of the house, you will find one of the bedrooms, suitable for a king size bed and has handy built in wardrobes flanking the chimney breast. An abundance of light comes through the large sash windows. The bedroom towards the rear of the house is again a great size suitable for a large double bed and freestanding storage.

Continuing up to the top of the house, the incredible master bedroom and ensuite occupies the second floor. From the bedroom you have access to the decked balcony, giving you scenic views of the city and the quaint street below. There is plenty of room for a king-sized bed and a great built-in wardrobe. The ensuite is finished to an immaculate standard, housing a large bath, walk in rainfall shower, W.C. and a sink with vanity mirror. The bathroom is finished with unique tiling throughout.

Making your way back down the house to the lower ground floor, comprising of the kitchen and family room. The kitchen is finished to an amazing spec and has a sleek look to it courtesy of bespoke counter tops. An impressive island sits in the middle of the kitchen and is a perfect place to enjoy your breakfast. The family room is best suited for a large dinner table and has an open feel to it, with access to the decked garden through beautiful double doors.

The south facing decked garden is a peaceful space, perfect for alfresco dining. Cleverly designed to maximize the space and decorated well. You will not be looked in on and will be able to enjoy some quiet time outside.

## LOCAL AUTHORITY


Southwark Council, London  
Council tax band G

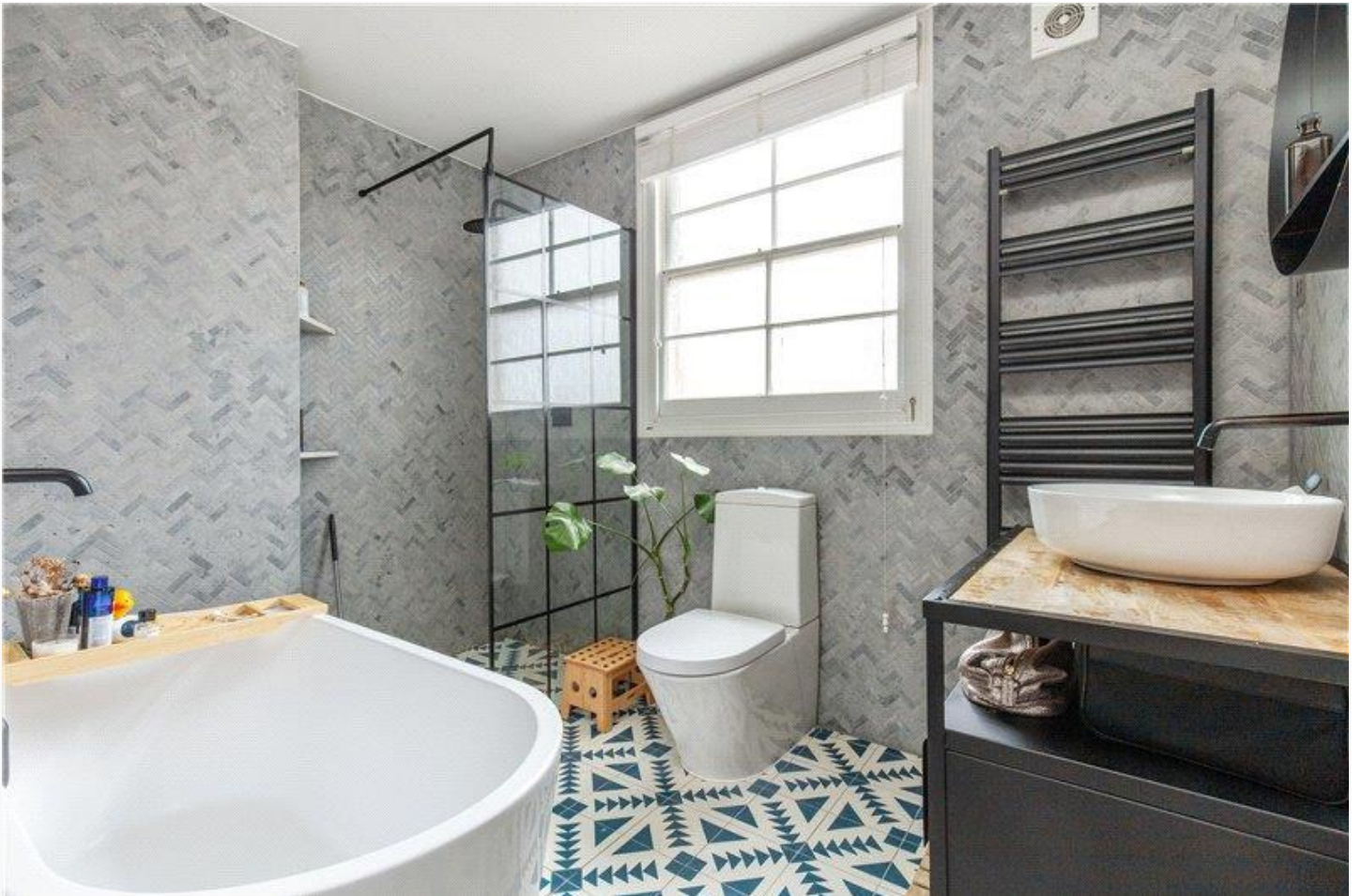
## TENURE

Freehold

## DIRECTIONS

You will find Gladstone Street between St Georges Road and London Road, adjacent to Colbrook Street and Garden Row. The location is perfect to enjoy all local amenities that both Elephant & Castle and Waterloo have to offer.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>	<b>54</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



GLADSTONE STREET SE1  
3 BEDROOM HOUSE

Approximate gross floor area  
1455 SQ.FT / 135.1 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.*

**Kennington** | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)