

De Laune Street, London, SE17

£1,495,000 Freehold

This charming four/five-bedroom Victorian terraced family home is located on a sought-after quiet residential street in Kennington, within close proximity to both Kennington Underground Station, and Kennington Park. EPC Rating C.

Winkworth

LOCATION

De Laune Street is located between Braganza Street and Kennington Park Place, just a stone's throw from both Kennington Underground Station and Kennington Park.

DESCRIPTION

Enter on the raised ground floor through an attractive entrance, the ground floor comprises a double reception incorporating a beautiful, large sitting room at the front with wooden floorboards, shutters and a fireplace. To the rear is the second reception space which is sizeable and currently has a beautiful large bookshelf spanning the depth of the room, offering fantastic storage. This room is wonderfully light with views on to the rear garden. Also on this floor is a sizeable study, the rear extension of the house, which could equally be used as a fifth bedroom.

The lower ground comprises one large kitchen dining room with a downstairs W.C. The bespoke integrated kitchen is beautifully designed and finished; perfect for entertaining with enormous space reserved for dining. The W.C. also acts as a utility with space available to hold the washing machine. Large doors lead out on to the mature garden behind with decking, paloma fencing on both sides. There is a large storage space within the rear extension, underneath the study, which is accessed from the garden.

As you approach the first floor, you will find the smaller fourth bedroom at the rear beyond a beautiful built in bookshelf. The main bedroom at the front is very large and spans the full width of the house providing ample space for a king-size bed with plenty of space for wardrobes.

The family tiled bathroom, to the rear of the first floor, includes a beautiful large stand-alone walk-in shower, separate bath, basin and W.C with heated towel rail and large window with views over the garden.

On the second floor are two further double bedrooms, both carpeted and offer ample space for free-standing furniture and double beds. There is a separate bathroom at the top of the stairs that has a bath with overhead shower, W.C, basin and heated towel rail. Further built in storage can also be found at the top of the stairs.

LOCAL AUTHORITY


Southwark Council, London
Council tax band E

TENURE

Freehold

DIRECTIONS

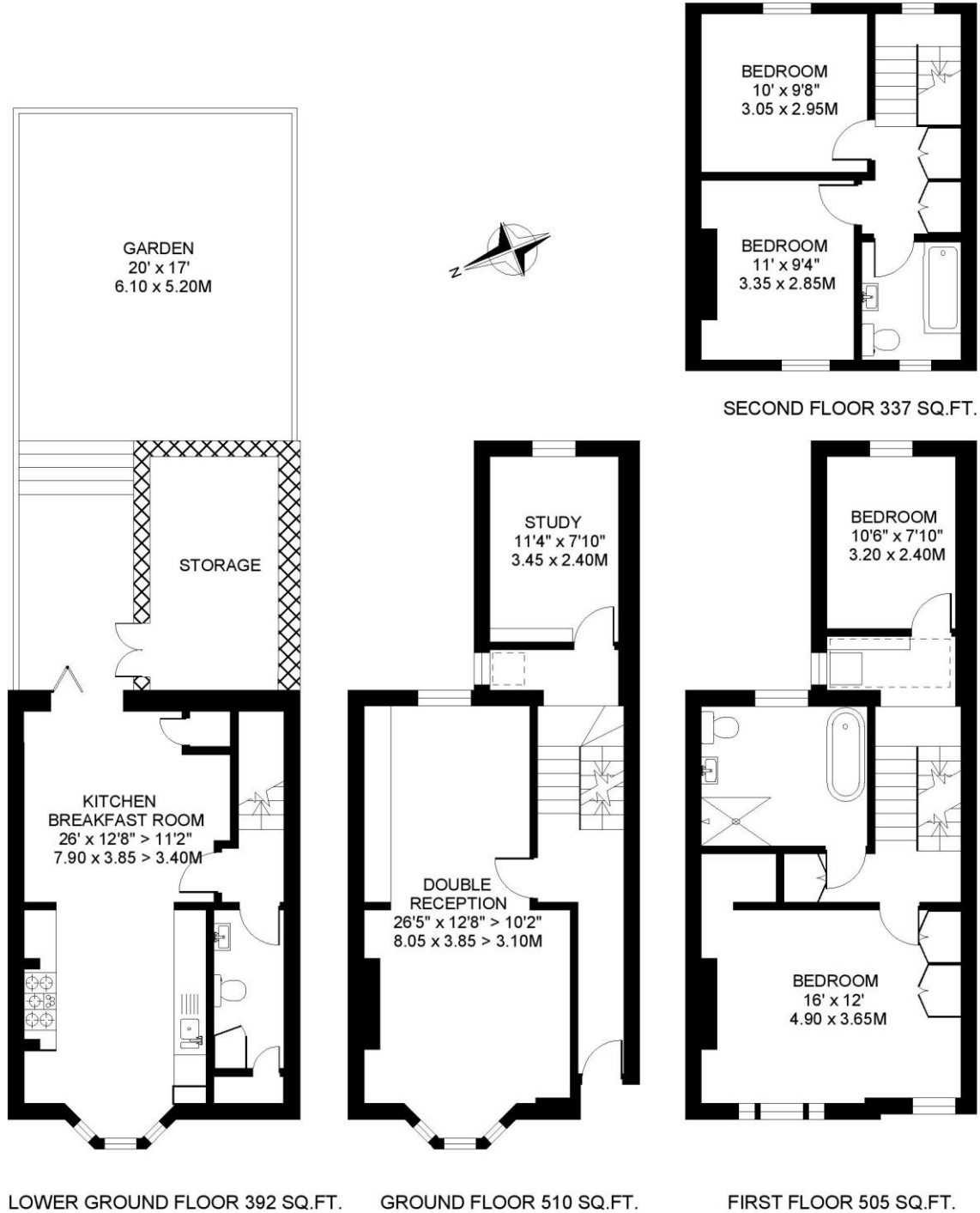
Kennington Underground Station (Northern Line) is approximately 160 meters away and Oval Underground Station (Northern Line) is approximately 800 meters away. The area is well served by buses on Kennington Park Road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



DE LAUNE STREET. SE17
4 BEDROOM HOUSE

Approximate gross floor area
1744 SQ.FT. / 162.0 SQ.M.
PLUS 112 SQ.FT. / 10.4 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