



Gladstone Street, London, SE1

£1,200,000 Freehold

A wonderful opportunity to acquire this beautiful Victorian Grade II listed family home, with private garden space and a charming balcony. The property is located on the ever-popular Gladstone Street, a stone's throw from Imperial War Museum and a short walk to Waterloo and South Bank. EPC Rating D.

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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 house on the raised ground floor, you are greeted by lovely wooden flooring. To your left you will find the stunning double reception space. There is plenty of room for a large sofa, chairs and further furniture. There is also abundant built-in storage and shelving. At both ends of the reception large sash windows allow light to flood in. To your left you'll find a beautiful marble fireplace.

To the rear of the raised ground floor, you will find a bathroom, equipped with a bath and overhead shower, sink with vanity mirror and storage and a W.C. The bathroom is excellently finished and tiled throughout, including vibrant mosaic flooring. You will find an access point to the garden here.

The decked patio garden is wonderfully private and would be a lovely space to dine outside or relax on a summer evening. There is ample space for outdoor furniture.

Heading up the first set of stairs to the first floor consisting of the open plan kitchen and dining room. You'll find the same wood flooring on this level. The dining room is a fantastic size and benefits from two large sash windows. There is another lovely fireplace with shelving either side and space for a large dining table. The kitchen looks out onto the garden and is equipped with a dishwasher, gas hob and oven and space for a washing machine. A breakfast bar opposite is a nice addition.

Up to the second floor, is the main bedroom and ensuite bathroom. The bedroom is a fantastic size, suitable for a king bed. There is also ample built-in storage flanking one of the walls. To the front of the bedroom, you'll find a balcony with scenic views of the city and the quaint street below. The ensuite is finished to a high standard with underfloor heating and equipped with a sink & vanity mirror, W.C. and a bath with overhead shower.

Heading back down the house onto lower ground floor consisting of two further double bedrooms and a bathroom. Both bedrooms are a generous size, with good ceiling height there is built in shelving in both rooms and space for freestanding storage. The bathroom is a wet room and is in immaculate condition, with marble tiling and a walk-in shower. You will also find a sink with a vanity mirror, W.C. and heated towel rack. There is underfloor heating throughout the lower ground floor.

LOCAL AUTHORITY

Southwark Council, London
Council Tax Band G

TENURE

Freehold

DIRECTIONS

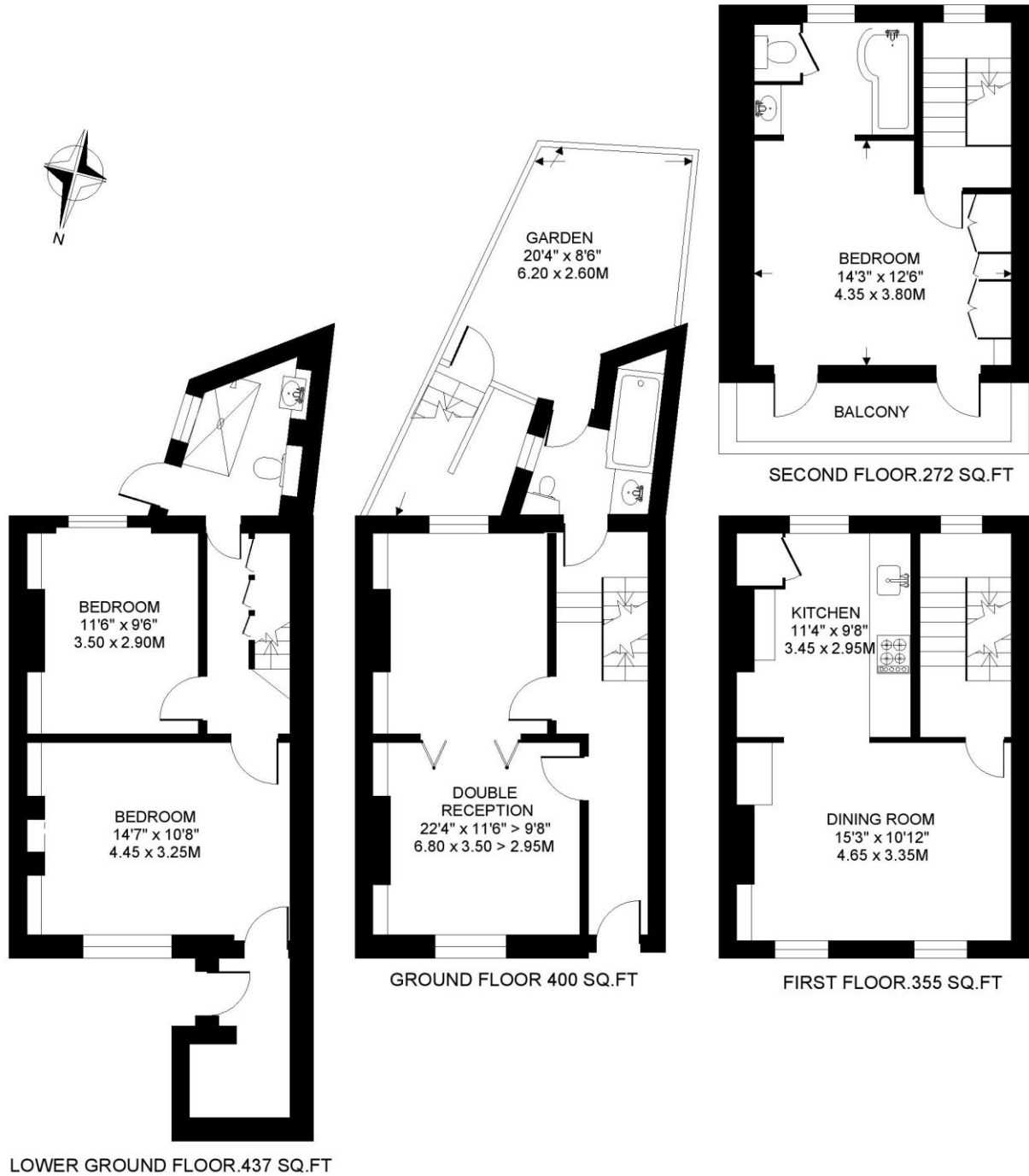
You will find Gladstone Street between St Georges Road and London Road, adjacent to Colbrook Street and Garden Row. The location is perfect to enjoy all local amenities that both Elephant & Castle and Waterloo have to offer, as well a cozy pub next door, The Albert Arms.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			87
(81-91) B			
(69-80) C			
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



GLADSTONE STREET SE1
3 BEDROOM HOUSE

Approximate gross floor area
1464 SQ.FT / 136 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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