



Walcot House, 139 Kennington Road, London, SE11

£2,100,000 Freehold

A stunning double-fronted Georgian, Grade II listed house, situated on Kennington Road. The house is nearly 2,600 sqft, with charming front and rear gardens and off-street parking for two cars. EPC Exempt.

LOCATION

Kennington Road runs from Westminster Bridge Road at Lambeth North underground station due south to Kennington Park.

Walcot House sits within the Walcot Square conservation area on the northern part of Kennington Road. It is a short walk from the 15-acre Geraldine Mary Harmsworth Park, the Imperial War Museum and a sports facility offering tennis, netball and basketball courts and astro turf 5-a-side football pitches.

DESCRIPTION

The house was built in the 1770's and then extended northwards by more than fifty per cent in the mid-19th century. The house is recorded and illustrated in The Survey of London as having 'good interior detail'.

The current owners have meticulously cared for the house during their nearly 30 year ownership. This means the house has been beautifully maintained whilst keeping the period features and charm that are so important to it.

The aspect of the house is East/West facing, meaning that you get morning light at the back of the house and then the evening light at the front.

As you approach the house from the road, you enter through a pair of gates with pillars to either side leading into the front garden, which provides off-street parking for two cars. As a resident living within the Congestion Charge Zone, you will only pay 10 % of the daily fee. There is a separate entrance on the lower ground floor, with the main entrance up some steps to the raised ground floor.

Raised Ground Floor

You enter the house into a large spacious hallway, which provides plenty of space for entertaining as well as giving a sense of space and grandeur when you walk in. To the rear of this space is a large shower room and W.C., which looks onto the garden. To the right of the hallway is the drawing room, which has two sash windows at the front and a French window with a Juliet balcony looking out to the garden.

Lower Ground Floor

Access to the rear garden is via double doors on the half landing. The lower ground floor is currently arranged with a large kitchen to the front adjoining a breakfast room to the rear. Additionally, there is a bedroom with an ensuite, which is equipped with a bath, W.C. and a sink. However, this bedroom could alternatively be used as a snug or a playroom for children.

The rear garden is East facing meaning you get wonderful morning light; it is nearly 70 ft long and has mature trees and shrubs.

First Floor

There is a guest W.C. on the half landing. The master bedroom and dressing room span the full width of the house, which has three sash windows looking onto the front drive and garden. There is also a further double bedroom with a large family bathroom equipped with a bath, W.C. and a sink.

Second Floor

Three large double bedrooms with another large bathroom equipped with a bath, W.C. and a sink.

LOCAL AUTHORITY

Lambeth, London
Council Tax Band G

TENURE

Freehold

DIRECTIONS

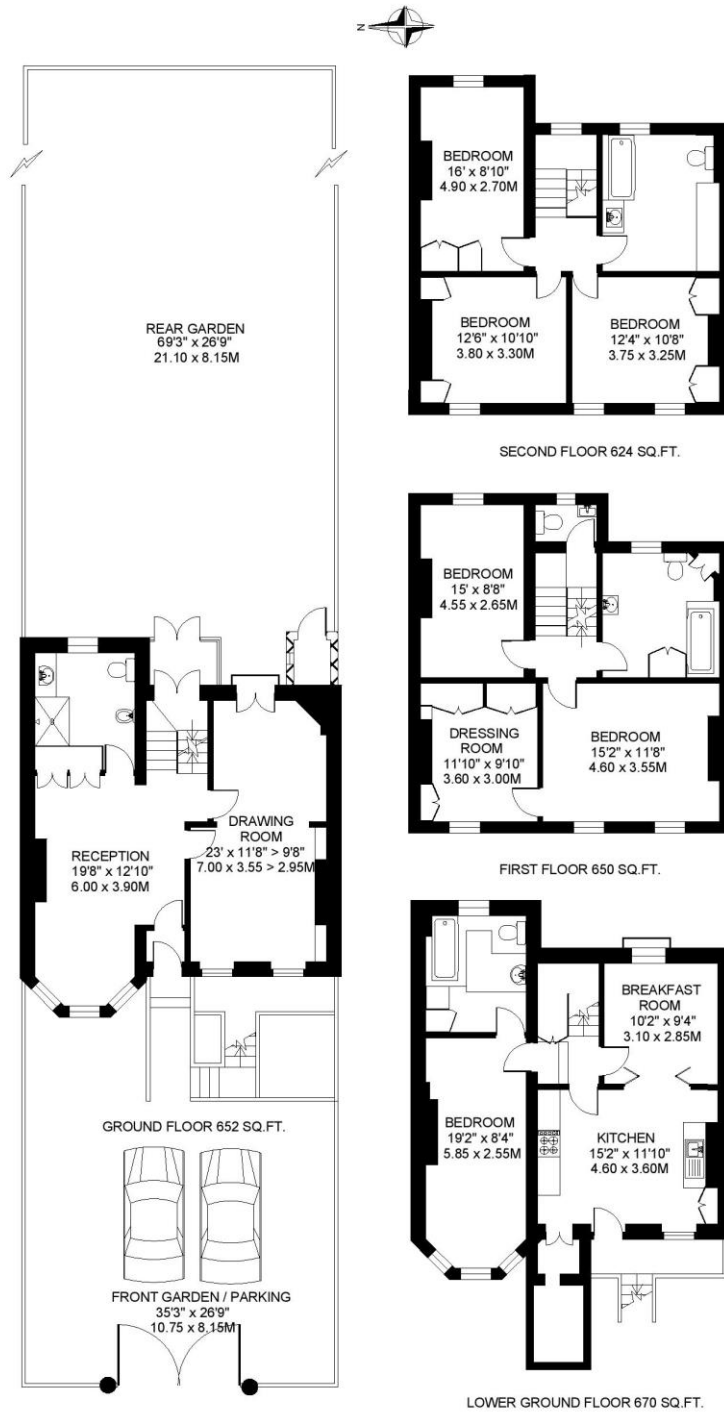
Walcot House is a 6-minute walk from Lambeth North station. It is on the east side of the road, 150m from a bus stop, which provides routes across Waterloo, Westminster, Lambeth and Vauxhall bridges, and only 200m from a Santander cycle rack.

St Thomas' Hospital is a 10-minute walk, as is Waterloo Station, with the Southbank Centre beyond. As well as its National Rail services, Waterloo Station provides ready access to the City and Canary Wharf for financial sector executives when not working from home.



WALCOT HOUSE, 139 KENNINGTON ROAD. SE11
6 BEDROOM HOUSE

Approximate gross floor area
2596 SQ.FT. / 241.2 SQ.M.
PLUS STORAGE 12 SQ.FT. / 1.1 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