



## Lansdowne Gardens, London, SW8

£2,200,000 Freehold

An impressive five-bedroom semi-detached early Victorian family house situated on the prestigious Lansdowne Gardens, in the Lansdowne Conservation Area. This Grade II Listed home benefits from a large East facing garden and off-street parking. EPC Rating D.



## LOCATION

The house is situated on Lansdowne Gardens, which runs parallel with South Lambeth Road and Wandsworth Road and north of Lansdowne Way. Lansdowne Gardens is within proximity to the Vauxhall/Nine Elms/Battersea Opportunity Area: the site of the new US Embassy and New Covent Garden Market.

## DESCRIPTION

Enter the house on the raised ground floor of this delightful Victorian building, and you are immediately presented with vast amounts of living space in the form of a beautiful double reception spanning from the front of the house to the rear. There are beautiful tall timber framed sash windows, cornicing, Victorian cast iron fireplaces and at the very rear, via French doors, you are able to access the rear balcony with views over and access to the garden. There is also a study with built in bookshelves and a w/c on this floor.

The second floor features three bedrooms and a family bathroom. The master bedroom is found at the rear and provides plenty of space and offers spectacular views of the rear garden and Conservation Area. There is scope to add an additional ensuite bathroom if desired STPP and LBC. The second bedroom, equally spacious has more than enough space for a king size bed with built in cupboards already available. The third, smaller bedroom is a perfect size for a children's bedroom. The spacious family bathroom offers a bath with overhead shower, sink and w/c. with the airing cupboard located across the hall.

Entering the lower ground floor and you will find the large family kitchen with direct access to the garden. The kitchen provides ample worktop space and storage as well as more than enough space to accommodate a kitchen table and chairs. In front sits the dining room or bedroom depending on one's preferences which is particularly spacious and provides access to the vault of the house. The previous owners placed a partition between the kitchen and dining room, but this could easily be reversed to create a large open plan kitchen dining area again.

Adjoining the kitchen you find a very useful utility room and modern bathroom which offers a stand-alone built-in shower, separate bath, sink and W.C. Beyond is the annexe addition to the side of the house that leads you nicely into the garden room of the house at the rear which also offers direct access to the garden. This area of the house could rather simply be converted into a guest wing or alternatively a self-contained Nanny flat with its own kitchen and bathroom.

The rear garden measures in excess of eighty-eight feet and includes an expansive lawn with mature beds running down either side. Nearest the house you have a paved patio area perfect for entertaining in the warmer months of the year. At the rear, there is a self-contained Summer House or Annex/office with plumbing and electricity.

## UTILITIES:

Electricity – mains connected  
Gas – mains connected  
Water – mains connected  
Heating – gas central heating  
Sewerage – mains connected  
Broadband – Gfast/Superfast Broadband

## PARKING

Off street parking

## LOCAL AUTHORITY


Lambeth Council  
Council Tax Band G

## TENURE

Freehold

## DIRECTIONS

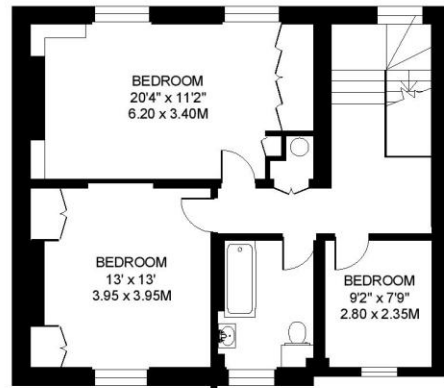
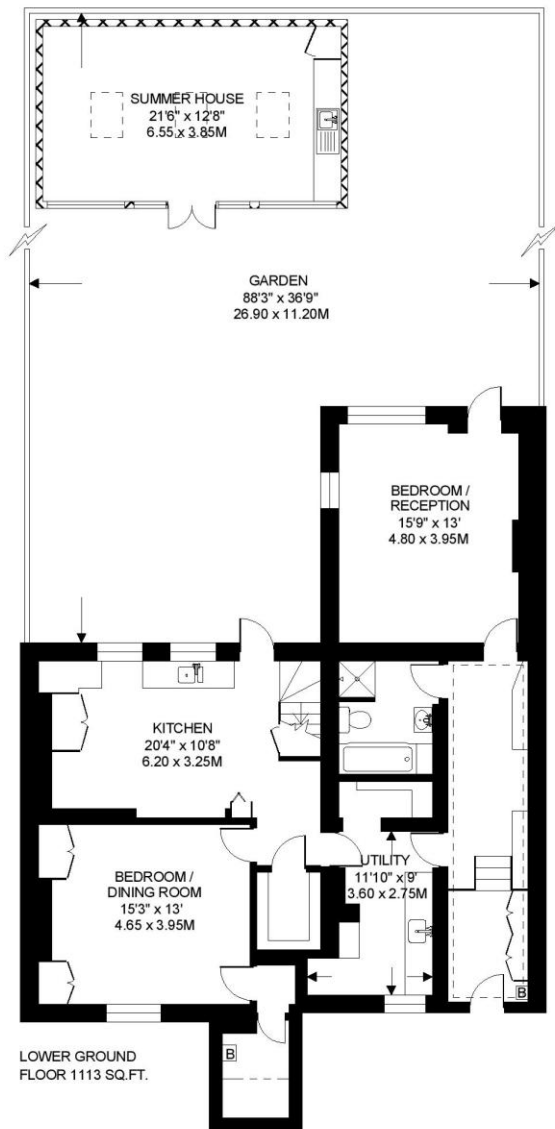
Stockwell Underground Station (Victoria & Northern Line) is just under half a mile away. Vauxhall Overground/Underground Stations (Victoria & National Rail) are less than a mile away. Nine Elms Station on the Northern Line extension is also found close by. Both South Lambeth Road and Wandsworth Road are well served by frequent bus services into Central London.

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>		77
(55-68) <b>D</b>	57	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

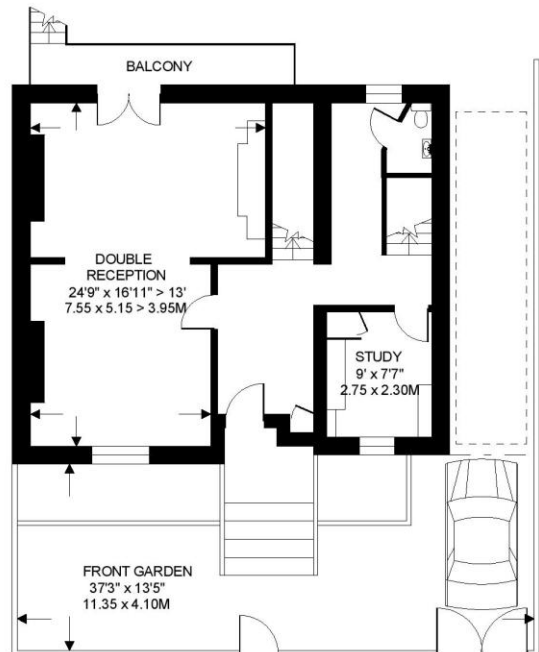


# LANSDOWNE GARDENS SW8 5 BEDROOM HOUSE

Approximate gross floor area  
2525 SQ.FT / 234.5 SQ.M.  
Plus Summer House 271 SQ.FT. / 25.2 SQ.M.



FIRST FLOOR 718 SQ.FT.



GROUND FLOOR 694 SQ.FT.

*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

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