

Gladstone Street, London, London, SE1

£1,495,000 Freehold

Winkworth are proud to present this beautifully presented three-bedroom, early-Victorian family home situated on the ever-popular Gladstone Street, within the West Square conservation area.

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LOCATION

The location offers excellent transport links and a fantastic selection of local amenities/eateries in the surrounding area. Gladstone Street is between St Georges Road and London Road, which is adjacent to Colnbrook Street and Garden Row.

DESCRIPTION

As you enter the house on the raised ground floor you are greeted by a bright and spacious hallway with original wooden flooring throughout. To your left you'll find the double reception room. This double-aspect room offers plenty of living space, high ceilings, two beautiful fireplaces, and large double doors giving the option of splitting the room into two. Both sash windows are complimented by original working shutters.

At the rear of the raised-ground floor is a large family bathroom, again with beautiful wooden flooring, a large bath with shower above, wash basin with a vanity mirror above (with three storage cupboards behind), W.C., heated towel rail, and a large linen cupboard.

The lower ground floor comprises a spacious open plan kitchen/dining room, as well as a separate utility room and guest W.C. The dining room, situated in the front half of the lower ground floor offers more than enough space for a large dining table and chairs, and complimented by a stylish log-burner, gives you the perfect entertaining space. The kitchen sits in the back half of the lower ground floor and has been impeccably designed to offer a clean finish whilst maximizing storage and worktop space. Here you will find a built-in fridge/freezer, dishwasher, double oven with warming drawer, and a cleverly designed gas hob in-laid into the worktop with extractor fan above.

Next to the kitchen is separate utility room containing ample storage as well as space for a washer/dryer. There is also a guest W.C. neatly tucked away under the stairs.

The rear garden can either be accessed via double doors from the back of the kitchen, or by an additional door from the utility room. This outdoor space offers lots of privacy, and the perfect space for some alfresco dining.

At the front of the house on the lower ground floor is an additional entrance into the property with steps leading up to the street. There are also two vault spaces under the pavement, one of which has been incorporated into the house and accessed internally, with the other still accessed externally.

The 1st floor comprises two double bedrooms, with the larger being at the front. Both have more than enough space for double beds and both benefit from fitted storage, with space for additional free-standing storage.

The top floor also has a large double bedroom at the front, with a beautiful bathroom at the rear, containing a large walk-in shower, a separate free-standing bath, W.C., sink with vanity mirror above, and heated towel rail. The bedroom itself has so much fitted storage that no free-standing storage is needed.

On the top floor you will also find a staircase leading up to a hatch giving you access to the flat roof.

LOCAL AUTHORITY

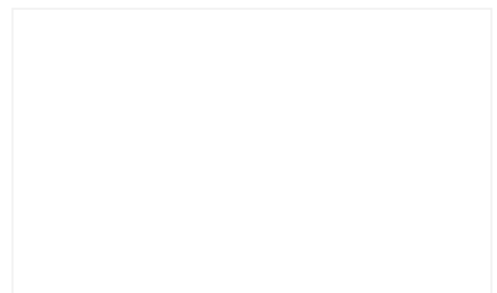
Southwark

TENURE

Freehold

DIRECTIONS

Elephant and Castle Underground (Zone 1/2) (Northern & Bakerloo line) is approximately 0.4 miles away. Waterloo Underground (Zone 1) (Northern/Bakerloo/Jubilee line) is approximately 0.8 miles away. Both stations also offer a National Rail service. The area is well-served by a frequent bus service into Central London and many Santander docking stations can be found close by.





**GLADSTONE STREET SE1
3 BEDROOM HOUSE**

Approximate gross floor area
1514 SQ.FT. /140.6 SQ.M.
 Plus storage 39 sq.ft. / 3.6 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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 Floorplan produced for Winkworth by Floorplanners 07801 228850

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