



## Hanover Gardens, London, SE11

£1,350,000 Freehold

A stunning Grade II listed Georgian family home in the St. Marks Conservation Area, located on Hanover Gardens. This impressive house on one of Ovals most desirable streets is beautifully finished and boasts a lovely garden to the rear.

**Winkworth**

## LOCATION

You will find Hanover Gardens just off Clapham Road. A highly sought after and peaceful spot in Oval. A wide array of local amenities are all on your door step, with Surrey County Cricket Ground a stones throw away.

## DESCRIPTION

Entering onto the raised ground floor which is occupied by a delightful double reception. Large sash windows front and rear illuminate the space with natural light. Matching fireplaces and touches of cornicing provide some wonderful original features.

Heading up to the first floor, you will find the primary bedroom and the family bathroom. The bedroom is an excellent size suitable for a large double or King-sized bed, with further room to add freestanding storage. The bathroom is finished to a high standard with a large bath, walk in shower, W.C., his and her sinks with a large mirror above. You will also find a handy airing cupboard in the corner.

Continuing up to the top of the house which is occupied by another two large bedrooms. The bedroom to the front of the house is again suitable for a large double or king-sized bed and you will also find built in storage space. The bedroom to the rear is a perfect guest room, children's bedroom, or office space with a lovely view onto the garden.

Down to the lower ground floor, the open plan kitchen/ dining space being a perfect place to entertain guests, with the garden room to the rear providing a charming snug space. The kitchen is impeccably finished, with a space for large range cooker and island making it ideal for your culinary needs. The dining space is more than ample for a family dining table. You will also find a utility room under to the front of the house and a shower room and separate lavatory on this floor. It also has underfloor heating through-out the lower ground floor.

The lengthy garden to the rear is a beautifully green space, sure to be enjoyed in the warmer months. A vast array of plants, a small pond and a shed to the rear makes it a lovely garden to nurture.

Lastly the roof was completely rebuilt in December 2022 and comes with a 10 year guarantee.

Parking – Residence permit available.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Nil

Ground Rent - Nil

Council Tax Band - G

## UTILITIES

Electricity – mains connected

Gas – Mains connected

Water – mains connected

Heating – Gas central heating

Sewerage – mains connected

Broadband – Standard broadband

## LOCAL AUTHORITY

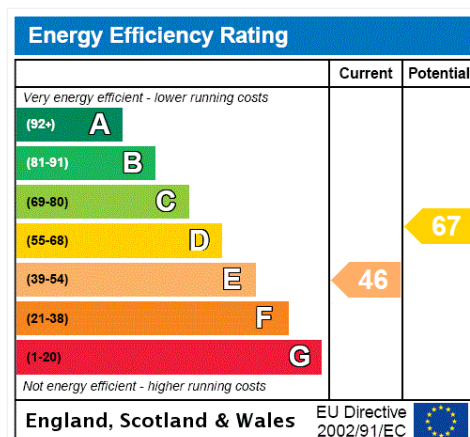
Lambeth

## TENURE

Freehold

## DIRECTIONS

Oval Underground (Northern Line) is just a minute walk away. Vauxhall Station is approximately 0.7 miles away, providing you access to the Victoria Line, National Rail and bus services into the the City, West End and beyond.



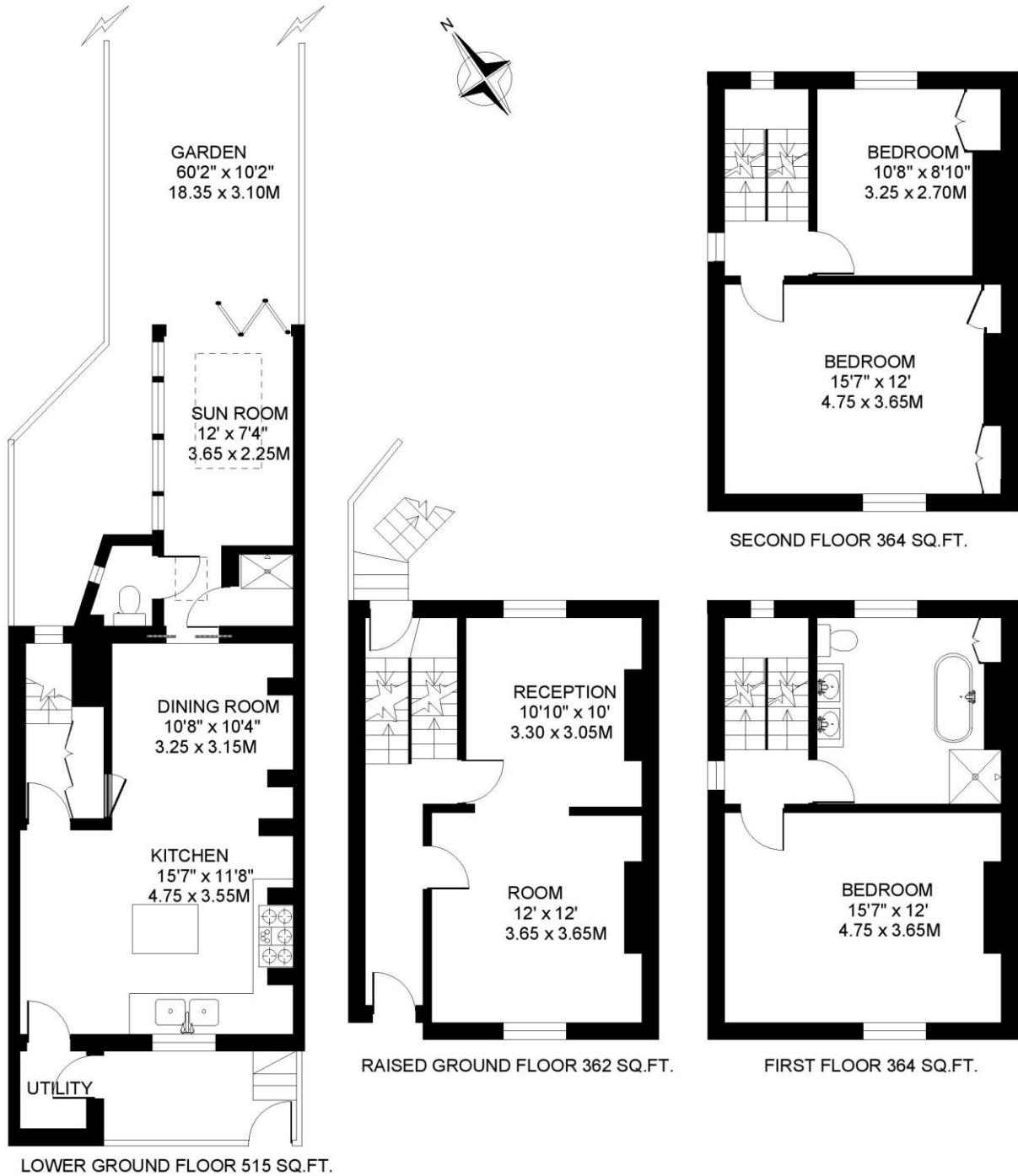






# HANOVER GARDENS SE11 3 BEDROOM HOUSE

Approximate gross floor area  
1605 SQ.FT. / 149.1 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.*

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Floorplan produced for Winkworth by Floorplanners 07801 228850

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