



Lanercost Road, SW2

OIEO £1,000,000 *Freehold*

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KEY FEATURES

- Substantial semi-detached Victorian house
- Imposing 1,791 square feet
- Complete modernisation project opportunity
- Commemorative English Heritage blue plaque
- Former home of artist Peter Lowe
- Expansive loft and extension potential STPP
- Private driveway and rear garden
- Short walk to Brockwell Park

Occupying a highly sought-after position on Lanercost Road, this substantial semi-detached freehold house offers an impressive 1,791 square feet of internal living space and comes steeped in rich cultural history. The property proudly features an official English Heritage blue plaque commemorating Arthur Mee, the famed topographer, author, and compiler of *The Children's Encyclopaedia*. Adding further to its artistic heritage, the house has also served as the cherished family home of the renowned formal abstract artist, Peter Lowe, for over 60 years.

Presenting an exceptional project opportunity, the property is offered to the market with no onward chain and requires complete modernisation and comprehensive renovation throughout, presenting an ideal blank canvas to create a bespoke family home. The ground floor layout features excellent structural volume and high ceilings, retaining a variety of original features including traditional fireplaces, exposed timber flooring, and elegant cornicing details. The current footprint is configured with three distinct reception rooms, comprising a front-facing formal reception with a deep bay window, a rear reception with double doors opening to the garden, and a separate dining room adjacent to the kitchen. A flexible ground-floor office space to the front offers the perfect setup to be utilized as a comfortable fifth bedroom.

The first floor comprises four further generous double bedrooms and an additional study room, arranged around a wide central landing. There is a main family bathroom alongside a separate WC setup on the ground level. Given the size of the plot and the substantial loft space, the property offers immense scope for further structural improvement, including a large rear extension and a loft conversion, subject to the necessary planning permissions (STPP). Externally, the property benefits from a private rear garden, while the front features a sizeable front driveway providing coveted off-street parking.

Lanercost Road is a quiet, highly sought-after residential street positioned within easy reach of the vibrant hubs of Tulse Hill, Brixton, and Streatham Hill. The open green expanses of Brockwell Park, with its historic outdoor lido, walled gardens, and popular weekly markets, are just a short walk away.

Transport connections are outstanding, with nearby Tulse Hill station providing direct Thameslink and Southern rail links into London Bridge, Blackfriars, and the City, while central Brixton offers rapid Victoria Line Underground access. The immediate area is well-served by a diverse selection of independent cafés, artisan bakeries, and exceptional local schooling choices.

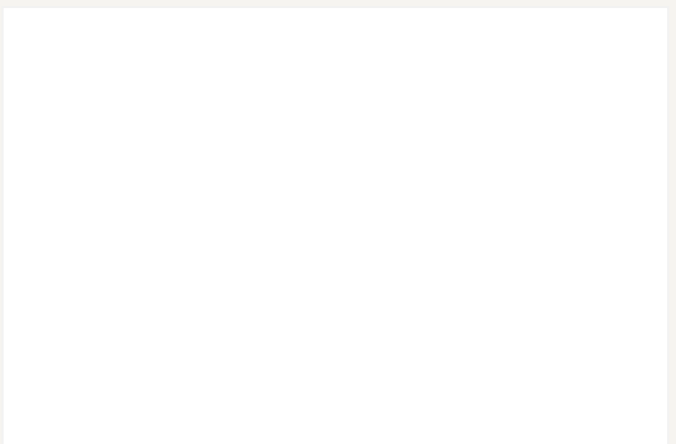
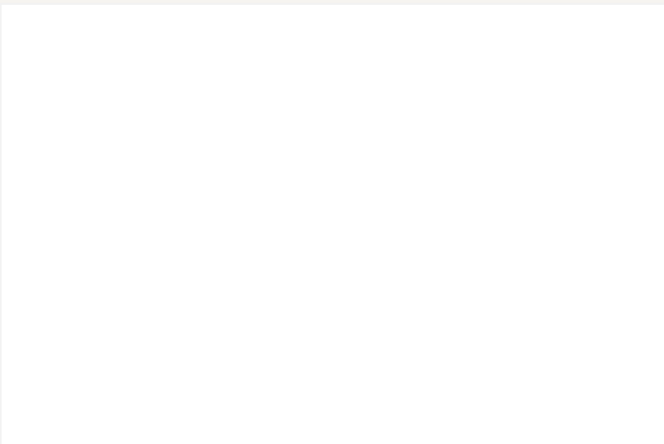
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Ground Floor



First Floor

Approximate total area⁽¹⁾
166.6 m²
1791 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

EPC rating: E

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