



Lansdowne Way, Stockwell, SW8

£1,495,000 Freehold

Winkworth are proud to present this beautiful Grade II listed, Georgian, mid-terraced house with an 86ft garden, set within the Lansdowne Conservation Area and only 0.3 miles away from Stockwell Station. EPC rating D.

LOCATION

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

DESCRIPTION

This property is set out over four floors and has been renovated to an extremely high standard whilst retaining many period features. Works were finished in 2019 in collaboration with the architect Geraldine Dening.

As you enter on the raised ground floor you are greeted by a spacious hallway with impeccably high ceilings and wooden flooring throughout. The sizeable double reception room is off to the left, offering a huge amount of living/entertaining space with extensive audio visual cabling embedded. As you step into the room you immediately notice the beautiful ornate cornicing throughout, complemented further by two exquisite ceiling roses. This room is flooded with natural light, owing to two large sash windows and the front, and the rear wall comprising entirely of glass bi-folding doors, perfectly framing the luscious garden beyond. This room can easily accommodate many seating areas, coffee tables, and additional storage. Heading through the triple-glazed sliding doors then leads to a structural walk-on glass terrace with a glass balustrade, with steps down to the garden. At the rear of the raised ground floor is a guest W.C. The entire raised ground floor benefits from a wet underfloor heating system.

The lower ground floor has been fully insulated using sustainable materials (recycled glass, traditional lime plaster, sheep wool insulation), and consists of a large open plan kitchen/dining space, with the kitchen towards the front and the dining space towards the rear. The entire floor also benefits from a wet underfloor heating system. The kitchen itself comprises Italian Euromobil units and natural stone quartz worktop spaces flanking both sides of the room, with a Siemens double oven, Gaggenau induction hob and extractor, a full-size fridge on one side, and a full-size freezer on the other, both Siemens. A sizable island sits in the middle offering plenty of additional storage and worktop space, as well as the kitchen sink and dishwasher. From the front of the kitchen is a doorway leading out to the vaults at the front of the house. The vaults themselves have been greatly increased in size, as well as tanked, to offer a fantastic gym space, that could also be used for wine/general storage.

The dining space easily accommodates a large dining table and chairs, offering the perfect entertaining space. At the rear, large glass double-doors lead out onto the garden. Above you is the glass terrace doubling as a huge skylight that allows plenty of natural light to flood in. Also, on the lower-ground floor is an additional guest W.C., with direct access out into the garden.

The first floor of this impressive house is effectively the master floor, laid out to present a walk-in dressing room with concealed en-suite towards the front, and the bedroom towards the rear. The bedroom offers more than enough space for a king-sized bed with bedside tables but is able to remain clutter-free owing to the immense amount of storage in the front room, accessed either directly from the bedroom, or the landing. Disguised as an additional walk-in wardrobe set within the front room, is a beautifully designed en-suite bathroom, elegantly finished in grey tiling throughout, and benefitting from a large walk-in shower, huge vanity mirror with sink and storage below, W.C., and heated towel rail.

The top floor consists of two fantastic and equally-sized double bedrooms, both with space for a king-sized bed and free-standing storage. Next to the bedrooms is a family bathroom containing a large free-standing bath, W.C., sink with vanity mirror above and storage below.

This house has been extensively wired with up to date network (cat 6/7) and hifi audio cabling for a home theatre in reception room and for ceiling speakers to every bedroom and top floor bathroom. All bedrooms have acoustic and insulating secondary glazing.

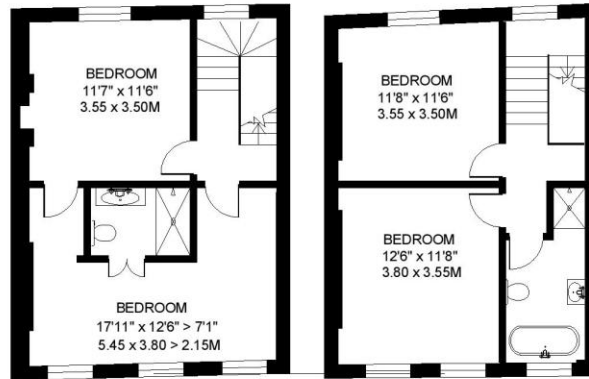
The 86 foot long rear garden is quite exceptional, professionally designed with reclaimed English yorkstone, custom stainless steel architectural arches; with two patios, flower garden, grass section, and rear fruit (apple, pear, cherry trees, thornless raspberries and blackberries, and raised beds), this is all the garden you will ever need. Both the front and rear gardens have been laid with a kilometre of water efficient drip-feed automated watering systems for your ease.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



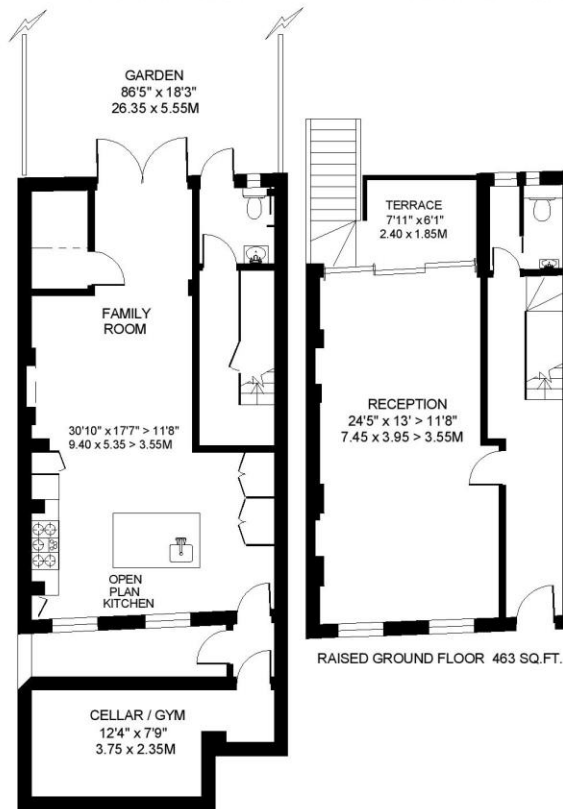
LANSDOWNE WAY. SW8
4 BEDROOM HOUSE

Approximate gross floor area
2005 SQ.FT. / 186.2 SQ.M.



FIRST FLOOR 437 SQ.FT.

SECOND FLOOR 437 SQ.FT.



LOWER GROUND FLOOR 668 SQ.FT.

RAISED GROUND FLOOR 463 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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