

## Gladstone Street, Kennington, SE1

£1,375,000 Freehold

A wonderful three bedroom early Victorian Grade II listed family home can be found on the timeless Gladstone Street. A short walk from the Imperial War Museum and located in the West Square conservation area makes for a desirable property. EPC Exempt.

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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

Upon entering the house on the raised ground floor, you are greeted by a spacious sitting room with beautiful cornicing, large sash windows with shutters, and working fireplace with built in cupboards and shelving to the right. Behind the sitting room is a W.C.

On the lower ground floor, is a beautiful bespoke fitted kitchen with acoustic wooden flooring providing ample space to work from. Access to the old vault of the house can be found from both the kitchen and street level via stairs which lead down. The vault is currently used as a utility providing space for the washing machine and dryer.

Adjacent to the kitchen, is the dining room. This room is wonderfully large and currently fits a dining room table and chairs, sofa, coffee table and working wood burner. The elegant family bathroom to the rear has been immaculately finished with built in rainfall shower, separate bath, sink, heated towel rail and W.C.

On the first floor, are two double bedrooms both with pretty views on to the quiet tree-lined street below. Whilst one is larger than the other, both provide copious amounts of space to accommodate a double bed with additional space reserved for free-standing furniture.

On the second floor is the master bedroom and ensuite bathroom. This bedroom is light and spacious with beautiful wooden floorboards and enormous built in storage available. The ensuite attached is equally well-finished and provides a built-in shower, sink, heated towel rail and W.C.

Stairs lead up from the master bedroom providing access to a large roof.

Residents of Gladstone and Colnbrook Street have access to the stunning communal gardens on Colnbrook Street.

## LOCAL AUTHORITY

Southwark Council, London  
Council Tax Band F

## TENURE

Freehold

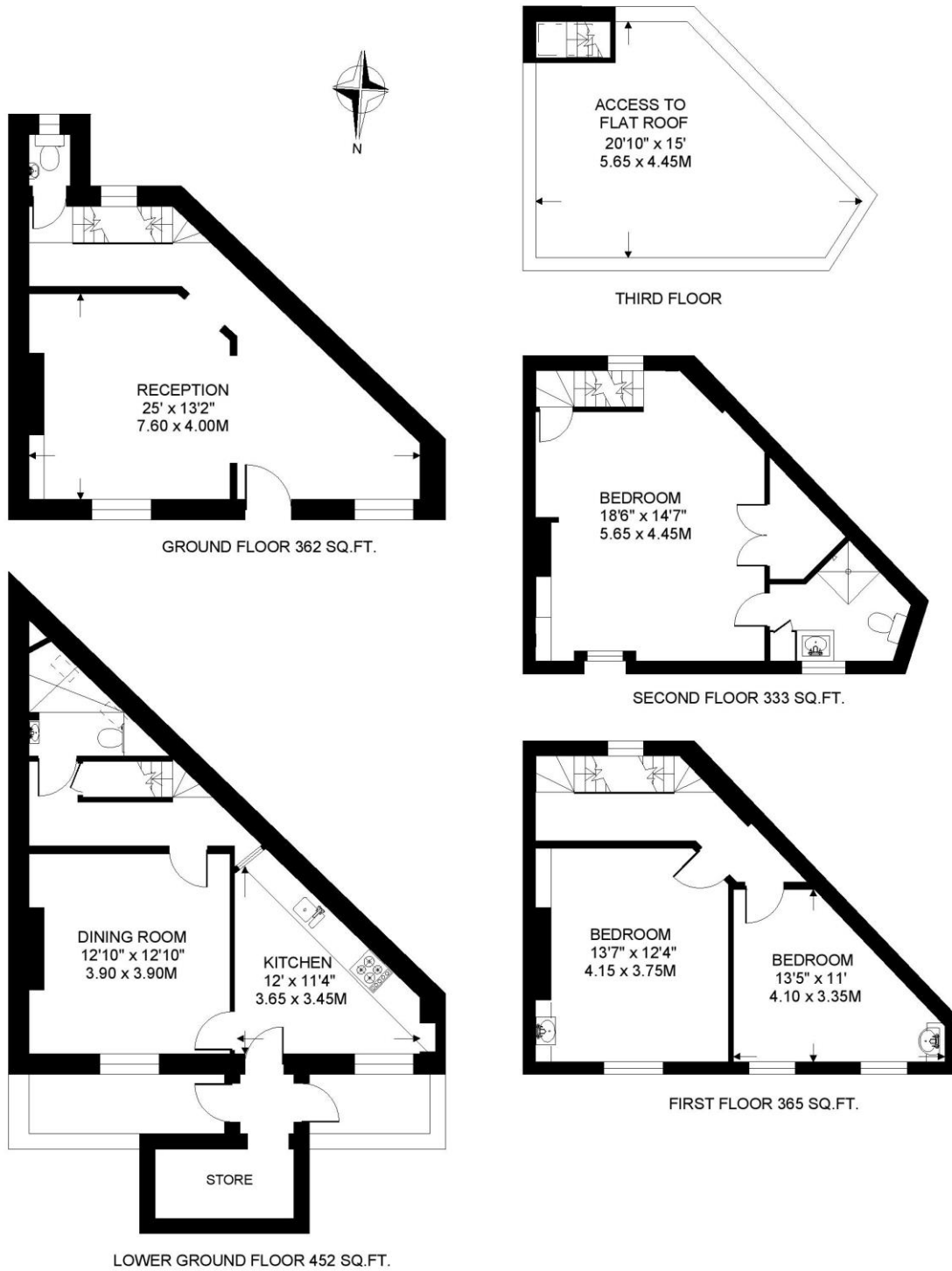
## DIRECTIONS

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  
1512 SQ.FT. / 140.4 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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