

## Hartington Road, London, UK, SW8

£1,100,000 Freehold

A beautiful three-bedroom, three-bathroom Georgian terraced house with a garden just off the wonderful Lansdowne Gardens.

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## LOCATION

Hartington Road is set within the Lansdowne Garden Conservation Area, just off Lansdowne Way. The property is situated on the fringe of the regeneration of Vauxhall and will enjoy the significant benefits.

## DESCRIPTION

This house is configured with a double reception room, three double bedrooms, a kitchen/diner, three bathrooms and a garden.

The double reception room is on the ground floor with large double-glazed sash windows and hard wooden floors. This room is bright and very spacious with space for sofas, dining table and further furniture.

The master bedroom is on the first floor at the front. The room has tall ceilings and an en-suite bathroom which comes with walk-in shower, a sink and w/c. The bedroom fits a king-size bed and has built in wardrobes.

Also on the first floor is the family bathroom with underfloor electric heating, which is very large complete with twin sinks, a large bath with an overhead shower and a toilet. The bathroom is also tiled along the floor and walls making it easy to clean and stylish.

The other two bedrooms are on the second floor and are great sizes and can fit a king-size bed and a double bed respectively.

The kitchen is on the lower ground floor and has everything you could need. There is space for a fridge freezer, an oven with gas hob, dishwasher and plenty of storage. There is also a large space for a dining table and behind the kitchen is a third bathroom and utility room. A skylight has also been put in above the kitchen which brings extra light in from the main reception room.

The garden is east-facing, a fantastic size, and has a wonderful flower bed that runs round the perimeter. It is a peaceful place to sit and relax in the sun.

Lastly, parking permits can be obtained from Lambeth council for on-street parking.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - nil

Ground Rent - nil

Council Tax Band - B

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected with meter

Heating – gas central heating

Sewerage – mains connected

Broadband – superfast fibre

## LOCAL AUTHORITY

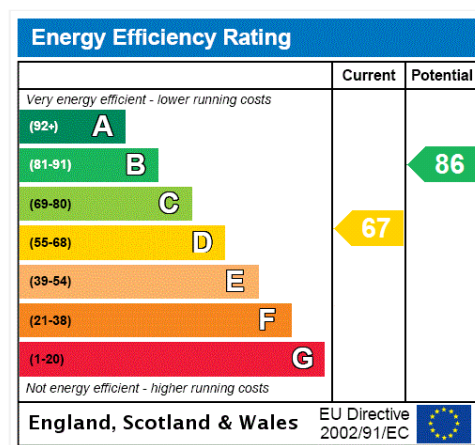
Lambeth

## TENURE

Freehold

## DIRECTIONS

Wandsworth Road is just a short walk away and offers a frequent bus service up to Vauxhall Overground/ Underground Stations (National Rail & Victoria Line) and onward into Central London. Nine Elms Underground Station (Northern Line) is just 0.3 miles away and Stockwell Underground Station (Victoria & Northern Line) is approximately 0.35 miles by walk.

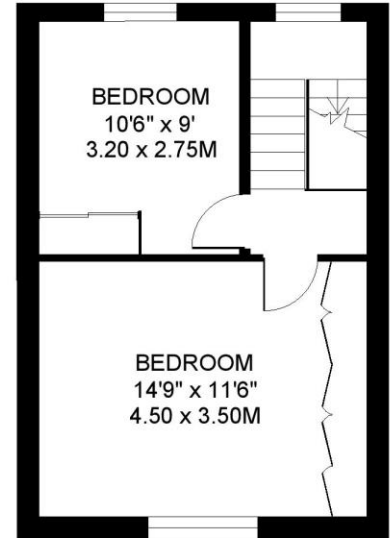
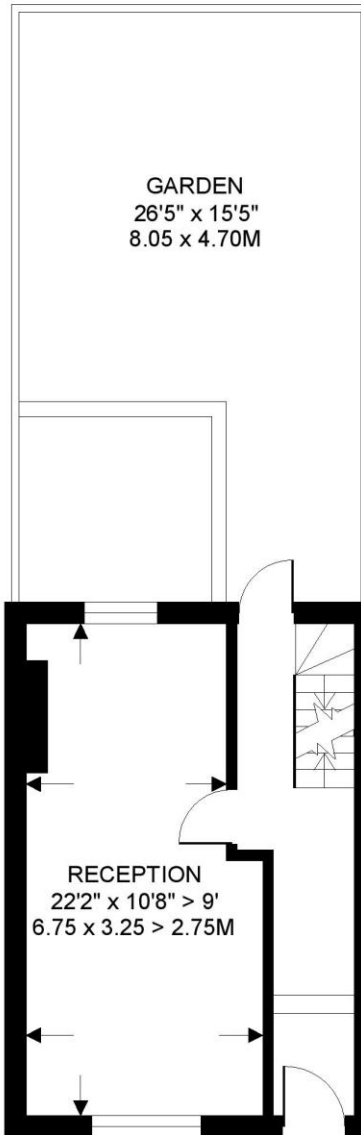




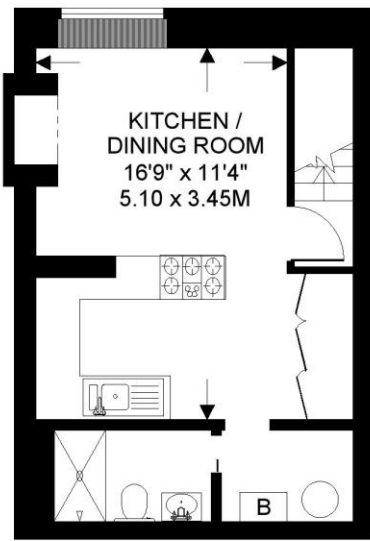


HARTINGTON ROAD SW8  
3 BEDROOM HOUSE

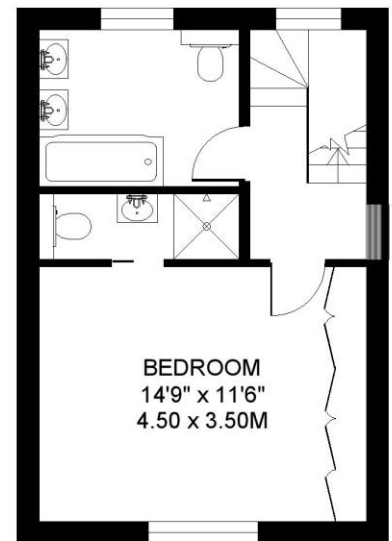
Approximate gross floor area  
1287 SQ.FT. / 119.6 SQ.M.



SECOND FLOOR 329 SQ.FT.



LOWER GROUND FLOOR 304 SQ.FT.



FIRST FLOOR 327 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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