



Gladstone Street, London, SE1

£1,450,000 Freehold

This beautifully presented, four-bedroom, early Victorian family home is situated on the ever-popular Gladstone Street, within the West Square conservation area. EPC Rating E.

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

As you enter the house on the raised ground floor, you are greeted by a spacious double reception room offering fantastic views of the garden to the rear and the attractive Albert Terrace to the front. Beautiful wooden floorboards, cornicing, bookshelves and large sash windows with shutters are all stunning features in this room. Behind both receptions is a full, triple rear extension with a wet room shower room and W.C. occupying the raised ground floor.

On the first floor, are two double bedrooms and a family bathroom to the rear equipped with a large bath with overhead shower, basin, heated towel rail and W.C. The main bedroom at the front spans the full width of the house with two large sash windows overlooking the street, and two large floor to ceiling wardrobes either side of the fireplace. The rear bedroom also provides ample space for a double bed, with further space for additional furniture.

On the second floor, are two further double bedrooms which mirror the layout of the first floor, both spacious in size with ample space for free-standing furniture.

The lower ground comprises an open plan kitchen/dining room and additional reception whilst also benefiting from a utility room and separate W.C. to the rear. The dining room/reception provides ample dining space perfect for entertaining whilst also complemented by beautiful French doors providing views and direct access to the rear paved garden.

The kitchen to the front of the lower ground provides all the usual appliances to include integrated dual oven, gas hob with extraction, dishwasher, and space for large fridge/freezer. There is plenty of worktop space and storage found both above and below the kitchen units.

The separate utility on the bottom of the rear extension is a wonderful use of space providing washing machine and dryer appliances, storage for coats and jackets, with secondary access to the garden. A W.C. is located next door to the utility room.

The beautiful, paved limestone tiled garden to the rear is both spacious and private with tall fencing either side. The garden provides more than enough space for outside dining during the summer months.

Lastly, there is a significant-sized loft space, which can be used for additional storage.

LOCAL AUTHORITY


Southwark Council, London
Council Tax Band G

TENURE

Freehold

DIRECTIONS

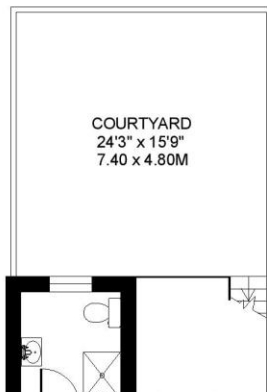
Elephant and Castle Underground (Zone 1/2) (Northern & Bakerloo line) is approximately 0.4 miles away. Waterloo Underground (Zone 1) (Northern/Bakerloo/Jubilee line) is approximately 0.8 miles away. Both stations also offer a National Rail service. The area is well-served by a frequent bus service into Central London and many Santander docking stations can

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

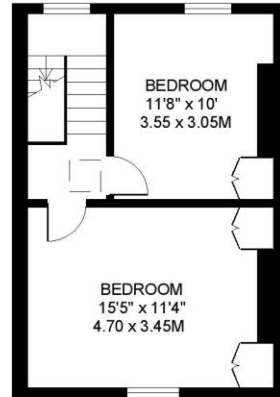


**GLADSTONE STREET. SE11
4 BEDROOM HOUSE**

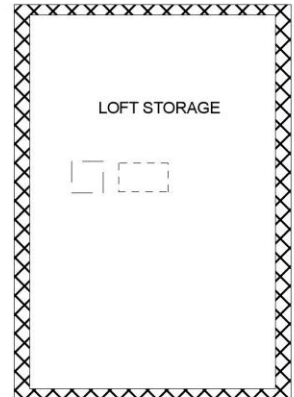
Approximate gross floor area
1624 SQ.FT. / 150.8 SQ.M.
Plus loft storage 360 sq.ft. / 33.4 sq.m.



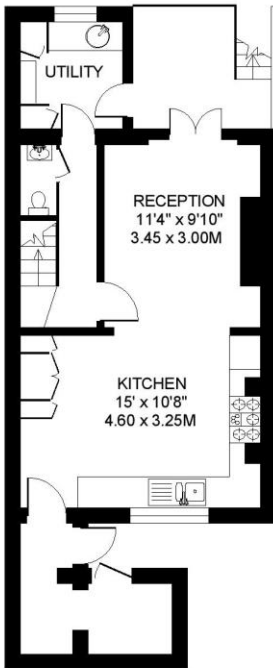
COURTYARD
24'3" x 15'9"
7.40 x 4.80M



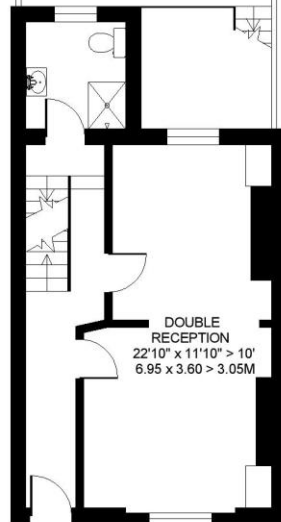
SECOND FLOOR 360 SQ.FT.



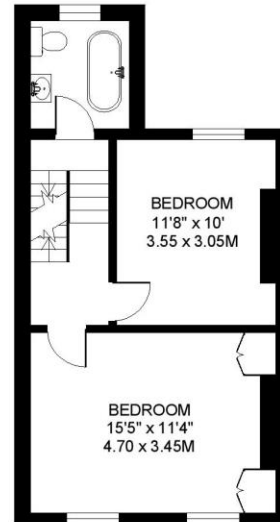
LOFT STORAGE



LOWER GROUND 453 SQ.FT.



GROUND FLOOR 402 SQ.FT.



FIRST FLOOR 409 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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