



Lambeth Road, SE1

£1,600,000 *Freehold*



A fantastic opportunity to acquire a beautiful architect designed, award winning, Georgian three-bedroom house, a stone's throw away from Albert Embankment and the delights of The Cut. The house is in the heart of SE1 and just along from the Imperial War Museum. Arranged over four floors, this delightful house also comes with a private garden to the front and the rear, with off-street parking. EPC rating

KEY FEATURES

- Modernised Georgian townhouse
- Award-recognised
- Central location
- Four-floor accommodation
- Bespoke contemporary design
- Private gardens & parking



Kennington

020 7587 0600 | kennington@winkworth.co.uk

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DESCRIPTION

A beautifully presented three-bedroom home arranged over four spacious floors, flooded with daylight, it offers a harmonious blend of period charm and modern living. The property includes three double bedrooms, two generous reception rooms, a dedicated dining area, three stylish bathrooms, a private rear garden, and off-street parking at the front.

Upon entering the raised ground floor, you are welcomed into a bright and expansive double reception room. This elegant space features engineered wooden flooring, two large sash windows, and ample room for comfortable living and entertaining. A clever side extension enhances the natural light and houses an impressive guest shower room and W.C.

The first-floor includes two generously proportioned double bedrooms, both with engineered wood floors, fitted alcove built-in storage, and large sash windows complete with shutters, offering lovely views of the front and rear gardens. A well-appointed bathroom sits between the bedrooms, finished to a high standard with a shower-over-bath, W.C., hand basin, heated towel rail, extractor fan, storage, and shuttered windows.

Ascending to the top floor, you'll find the master suite, a peaceful retreat with engineered wooden flooring, space for a large double bed, and ample storage. A landing area between the bedroom and en-suite offers a quiet spot to relax, beneath a skylight. The en-suite bathroom is impeccably finished, featuring dual basins, a walk-in shower, W.C., all within a fully tiled, stylish space.

The lower ground floor presents a versatile second reception room with space for a large dining table, an L-shaped sofa, and a home cinema set-up and perfect for entertaining. The side extension adds a useful pantry and lobby area.

To the rear, the kitchen, which is a few steps up from the dining area, is positioned in a bright extension with a large skylight and full-height glass doors that open directly onto the secluded paved garden. The kitchen is well-equipped with granite worktops, a stainless-steel gas oven and hob, integrated dishwasher, fridge-freezers including a unique drawer-fridge, washing machine and dryer, all housed within bespoke wooden cabinetry, offering plenty of storage.

A rare and thoughtful feature of the house is the incorporation of two front entrances, allowing the raised ground floor to be closed off from the rest of the house. This makes it ideal for use as a self-contained studio flat for guests or lodgers, with their own dedicated front door. There is also useful storage under the stairs to the main front entrance.

Finally, the off-street parking to the front allows for the creation of an EV charging station for electric cars.





MATERIAL INFO

Tenure: Freehold
Term: NA
Service Charge: NA
Ground Rent: NA
Local Authority: Southwark
Council Tax Band: F
EPC rating: D

PARKING

Off street parking and parking permit available from the Southwark council

UTILITIES

Electricity – mains connected
 Gas – mains connected
 Water – mains connected
 Heating – gas central heating
 Sewerage – mains connected
 Broadband – Ultrafast Full Fibre Broadband

LOCATION

The property is located on Lambeth Road to the west of Kennington Road and a 10 minute walk to the Thames, offering easy access to the City, London Bridge, Westminster and beyond. Within a short walk are London Bridge, Borough Market, the South Bank and the Old Vic Theatre, The Cut and Lower Marsh, which offer bars, restaurants and cafes.

DIRECTIONS

Lambeth North Underground Station (Bakerloo Line) is approximately 0.2 miles away. Waterloo Mainline Station (National Rail, Northern, Bakerloo, Jubilee and Waterloo & City Line) 0.7 miles away. Westminster Underground Station (Jubilee, District and Circle Lines) is less than a mile away. The area is well served by frequent bus services to and from the City.

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

LAMBETH ROAD. SE1
3 BEDROOM HOUSE

Approximate gross floor area
1802 SQ.FT / 167.4 SQ.M.



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