



## Dorset Road, London, SW8

£895,000 Freehold

A wonderful opportunity to acquire an Edwardian terraced house, only a short walk away from Oval Underground Station and Kennington Park. EPC rating D

## LOCATION

Dorset Road is well positioned between Clapham Road and South Lambeth Road. All Oval, Stockwell and Vauxhall stations are within proximity, conveniently offering both Overground and Underground services into Central London and the West End. There are also bars, supermarkets and gyms in the local area. In addition, Kennington Park and Burgess Park are with proximity too.

## DESCRIPTION

As you enter the property, you'll immediately notice the spacious open-plan kitchen and living area – a perfect space for both relaxing and entertaining. The original wooden flooring throughout adds a touch of charm and character. The living area offers plenty of space for two large sofas, a coffee table, and a television. This south-facing side of the room is bathed in natural light, thanks to the large bay window.

At the rear of the space, the kitchen is well-equipped with a full-sized, built-in fridge freezer, a gas hob with extractor fan, an integrated oven, a dishwasher, and a stainless-steel sink, all set against ample counter space for cooking. There's also space for a large dining table and additional storage units. The kitchen opens out into a secluded courtyard, providing an ideal spot to unwind.

The courtyard is a low-maintenance garden, perfect for those with busy lifestyles who still wish to enjoy outdoor space.

A cellar, currently used as a utility room, offers versatile potential for various uses, such as a wine cellar or additional storage.

On the ground floor, you'll also find a bathroom featuring a walk-in shower, hand basin, and W.C.

Up the original wooden stairs, the landing leads to the bedrooms, a bathroom, and a dressing room. The master bedroom is situated at the front of the house and offers ample space for a king-sized bed, bedside tables, and wardrobes. This room, like the reception area, benefits from stylish wooden shutters. The second bedroom comfortably accommodates a large double bed with space for storage. Both bedrooms feature the same original wooden flooring.

A smaller room on the top floor, the dressing room, holds great potential to be transformed into a nursery or a study.

The bathroom on this level is generously sized, complete with a bath and overhead shower, a basin, and a W.C.

There is good storage in the loft space which also offers potential to extend into the mansard. It is also worth mentioning that the terrace is fully insulated.

## PARKING

On-street parking can be obtained via Lambeth Council

## UTILITIES

- Electricity – mains
- Gas – mains
- Water – mains
- Heating – gas
- Sewerage – mains
- Broadband – superfast broadband

## LOCAL AUTHORITY

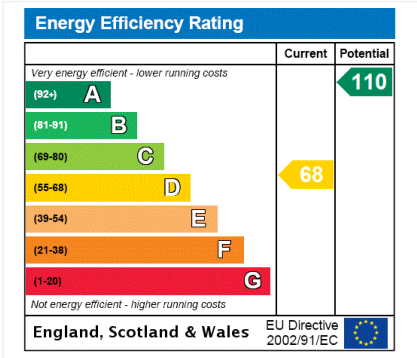
- Lambeth
- Council Tax band E

## TENURE

- Freehold

## DIRECTIONS

Oval Underground Station (Northern Line) is approximately 0.3 miles away; Stockwell Underground Station (Northern and Victoria Line) is approximately 0.6 miles away and Vauxhall Underground & Overground Stations (National Rail & Victoria Line) are approximately 0.9 miles away. These stations provide excellent services within minutes, to both the City and West End. There are also Santander cycle docking stations and bus stops close by.



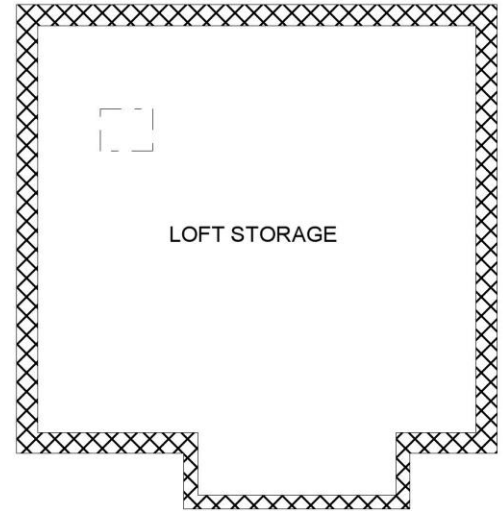






DORSET ROAD . SW8  
2 BEDROOM HOUSE

Approximate gross floor area  
**916 SQ.FT / 81.2 SQ.M.**  
Plus loft storage 424 sq.ft / 39.4 sq.m.

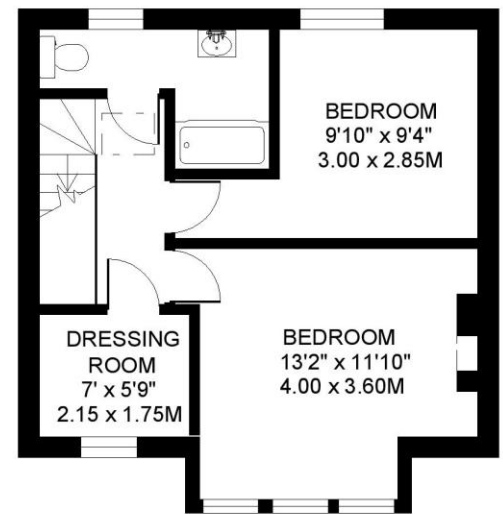


LOFT STORAGE



LOWER GROUND  
FLOOR 65 SQ.FT.

GROUND FLOOR 427 SQ.FT.



FIRST FLOOR 424 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.*  
Copyright: These plans should not be reproduced by any other person, without permission.  
Floorplan produced for Winkworth by Floorplanners 07801 228850

**Kennington** | 020 7587 0600 | [kennington@winkworth.co.uk](mailto:kennington@winkworth.co.uk)