

## Gladstone Street, Southwark, London, SE1

£1,350,000 Freehold

A wonderful three bedroom early Victorian Grade II listed house 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.



## LOCATION

The location offers excellent transport links and a fantastic selection of local amenities and eateries in the surrounding area. Gladstone Street is situated between St Georges Road and London Road, which is adjacent to Colnbrook Street and Garden Row.

## DESCRIPTION

A wonderful three bedroom early Victorian Grade II listed house 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.

Upon entering the house on the raised ground floor, you are greeted by a spacious sitting room with beautiful corning, large sash windows with shutters, and fireplace with surrounding bookshelf and cupboards. The sitting room has beautiful width and a double fronted aspect to it with further dual storage for jackets and shoes to the right of the staircase. Behind sits the terrace: a wonderful outside space to sit and relax with south-facing aspects.

On the lower ground floor, is a beautiful bespoke fitted kitchen with natural-coloured tiles and larder. 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.

Next door is the dining room with wooden floorboards and further storage, both built in cupboards, and understairs. The dining room provides ample space to accommodate a large dining table and chairs. Behind sits a W.C. and study with skylight and access to a small patio.

On the first floor, is the family bathroom to the right equipped with bath with overhead shower, sink with vanity, heated towel rail, plantation shutters and W.C. Next door is the master bedroom with pretty views on to Gladstone Street, and ample built in storage and walk in wardrobe. The master ensuite is spacious and bright with large built-in stand-alone shower, sink with vanity and storage, heated towel rail and W.C.

The second floor offers two further bedrooms with fantastic views toward the City. One of the bedrooms is a double whilst the other can accommodate a single bed. Access to the front terrace is via the smaller of the two bedrooms.

Gladstone and Colnbrook Street residents enjoy access to a private garden situated a few metres away which is ideal for young families.

## SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Ground Rent - £0.00

Service Charge - £0.00

Council Tax Band - G

## UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – fibre (Hyperoptic) and copper broadband (Sky)

## LOCAL AUTHORITY

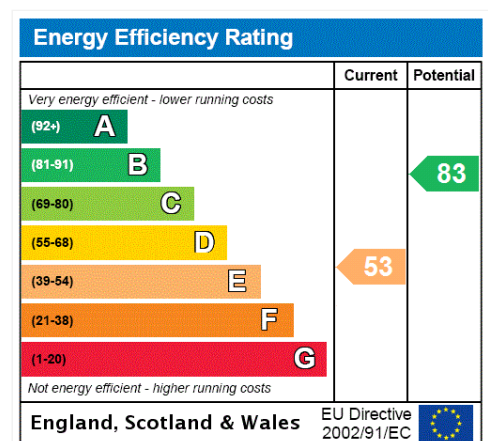
London Borough Of Southwark

## TENURE

Freehold

## DIRECTIONS

Elephant and Castle Underground (Zone 1/2) (Northern & Bakerloo line) is approximately 0.2 miles away. Waterloo Underground (Zone 1) (Northern/Bakerloo/Jubilee line) is approximately 0.7 miles away. Both stations offer a National Rail service. Southwark Underground is 0.5 miles away and Lambeth North Underground is 0.4 miles away. The area is well-served by a frequent bus service into Central London and many Santander docking stations can be found close by.

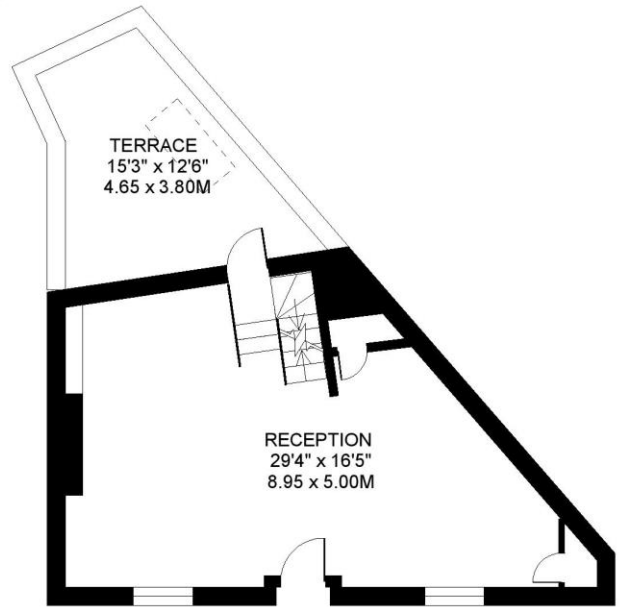
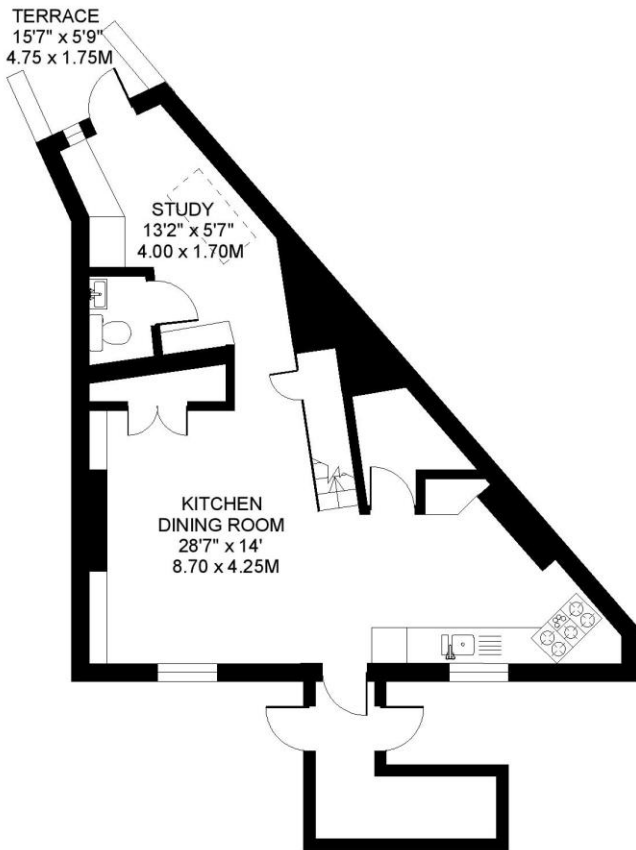
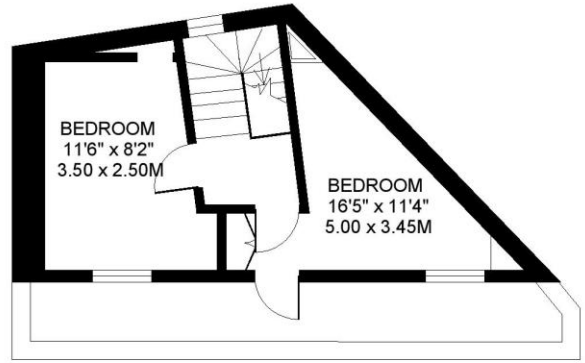
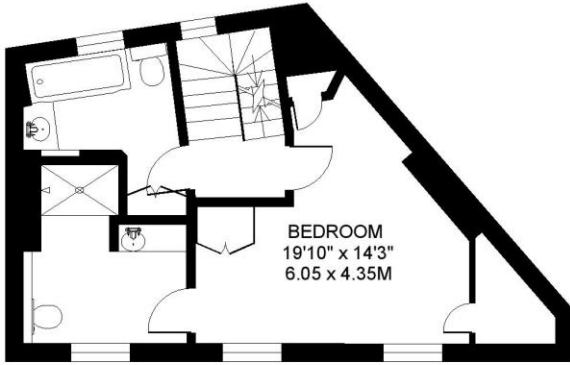






GLADSTONE STREET. SE1  
3 BEDROOM HOUSE

Approximate gross floor area  
1580 SQ.FT. / 146.8 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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