



Hanover Gardens, London, SE11

£1,400,000 Freehold

A rare opportunity to acquire a beautifully presented three-bedroom Grade II listed home, enviably located on the highly sought-after Hanover Gardens in the heart of Oval. Set within the St. Mark's Conservation Area, this elegant property boasts a charming south-facing garden and blends period character with modern living. EPC rating D.

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LOCATION

Hanover Gardens enjoys a prime position just off Clapham Road in Oval, offering excellent access to local amenities and transport. Oval Underground Station is a short walk away, providing convenient connections across London. The neighbourhood is vibrant and well-served, with an array of shops, cafés, restaurants, and bars all within easy reach.

DESCRIPTION

Located within the prestigious St. Mark’s Conservation Area, this Grade II listed home is rich in period charm and architectural character.

Upon entering via the raised ground floor, you are greeted by a welcoming hallway that sets the tone for the rest of the property. To the left, a spacious double reception room benefits from a dual aspect, filling the space with natural light. High ceilings and original cornicing enhance the sense of grandeur and elegance.

The lower ground floor hosts a well-appointed kitchen and dining area. Situated at the rear, the kitchen features generous worktop space, ample storage, and integrated appliances including a fridge/freezer, oven, hob, and dishwasher. At the front, the dining area comfortably accommodates a large table, making it ideal for entertaining. Adjacent to the dining space is a sizeable storage area with direct access to the lower ground front patio. The beautifully maintained, south-facing garden is also accessible from this level, offering a peaceful outdoor retreat.

On the first floor, you’ll find a spacious bathroom with a shower-over-bath, twin sinks, and W/C, along with a generous double bedroom that easily accommodates freestanding furniture.

The top floor features two additional double bedrooms, both well-proportioned and filled with natural light. The larger of the two includes built-in storage, while both provide ample space for a comfortable and flexible living arrangement.

UTILITIES

- Electricity – mains connected
- Gas – mains connected
- Water – mains connected
- Heating –gas central heating
- Sewerage – mains connected
- Broadband – Ultra fast broadband

LOCAL AUTHORITY

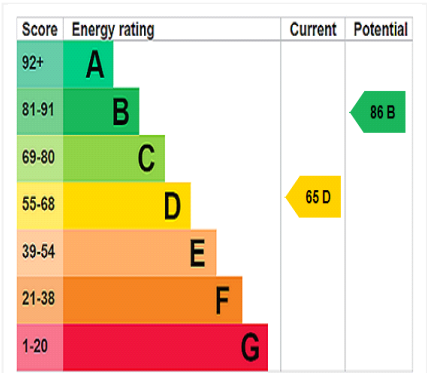
- Lambeth
- Council Tax Band F

TENURE

- Freehold

DIRECTIONS

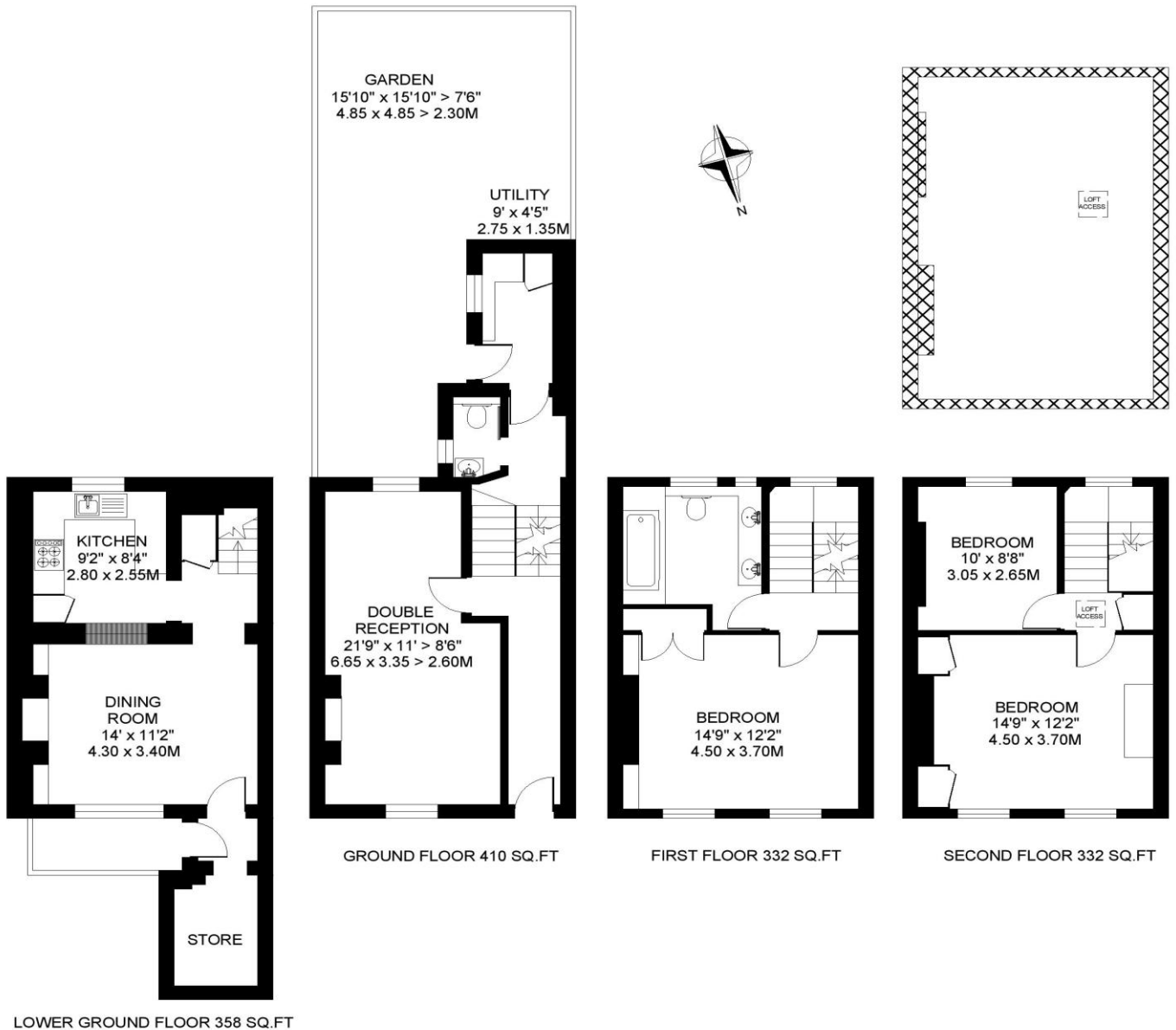
Hanover gardens is a stones throw away from Oval Station (approximately a 2 minute walk). Which a northern line service, Vauxhall Station is also close by (approximately 0.7 miles away, a 15 minutes walk) with access to the Victoria line, national rail and local bus services.





HANOVER GARDENS. SE11
3 BEDROOM HOUSE

Approximate gross floor area
1432 SQ.FT / 133.0 SQ.M.
PLUS 332 SQ.FT / 30.8 SQ.M.



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Floorplan produced for Winkworth by Floorplanners 07801 228850

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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