



St. Stephens Terrace, SW8

£1,650,000 *Freehold*

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A fantastic opportunity to acquire a spacious and substantial four-bedroom early Victorian family house situated in the Albert Square Conservation Area on St. Stephens Terrace. The house features a spectacular garden with workshop and separate double garage. EPC rating D

KEY FEATURES

- Extensive private rear gardens
- Close to Albert Square & Little Portugal
- Workshop & Double garage
- Great public transport links at Stockwell, Nine Elms & Vauxhall



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DESCRIPTION

Approached via a grand set of steps, the raised ground floor opens into an elegant entrance hall. To the left lies a generously sized double reception room, complete with a beautiful Victorian bay window offering long views over Wilkinson Street, wooden floorboards, high ceilings, shutters, and cast-iron fireplace. French doors at the rear lead onto a private terrace overlooking the garden, creating a natural flow between indoor and outdoor living with steps leading down to the garden. At the rear sits a guest W.C. with built in storage opposite and another entrance to the garden.

The lower ground floor features a kitchen at the rear with more than enough space to accommodate a large kitchen table, perfect for both everyday living and entertaining. French doors at the rear open directly onto the garden. Behind sits a pantry, small utility area and guest W.C. At the front sits a further reception with working fireplace and space for a dining table and chairs, sofa and coffee table, again perfect for entertaining. There is also access via the front through the lower ground floor entrance past the vault.

On the first floor, the main bedroom spans the full width of the house and is a particularly bright bedroom with two large sash windows and built in storage. Connected is a spacious ensuite bathroom featuring separate standalone shower, bath, heated towel rail and W.C. There is a smaller bedroom at the very rear on the approach to the first floor.

On the second floor are two further double bedrooms, both of which provide more than enough space for a double bed and free-standing furniture. The larger bedroom at the back has lots of built in storage and offers pretty views over the rear gardens. The family bathroom features bath with overhead shower, sink with storage, heated towel rail and W.C.

The rear garden is split into two. The garden nearest the house benefits from a patio terrace, perfect for al-fresco dining during the warmer months of the year, with lawn behind. At the end of the garden path is a gate proving access to the second mature garden with vegetable patch, BBQ and a workshop providing excellent storage.

A double garage with space for two cars is accessed off site around the corner to the house.





MATERIAL INFO

Tenure: Freehold

Term: NA

Service Charge: NA

Ground Rent: NA

Local Authority: Lambeth

Council Tax Band: G

EPC rating: D

PARKING

Double garage and residents' parking permit through Lambeth Council available.

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – mains connected

Sewerage – mains connected

Broadband – Ultrafast broadband

LOCATION

St Stephen Terrace is a quiet street in between Albert Square and South Lambeth Road within the Albert Square Conservation Area. South Lambeth Road also known as 'Little Portugal' has plenty of restaurants, bars and pubs. There is also easy access to Vauxhall and Battersea Power Station.

DIRECTIONS

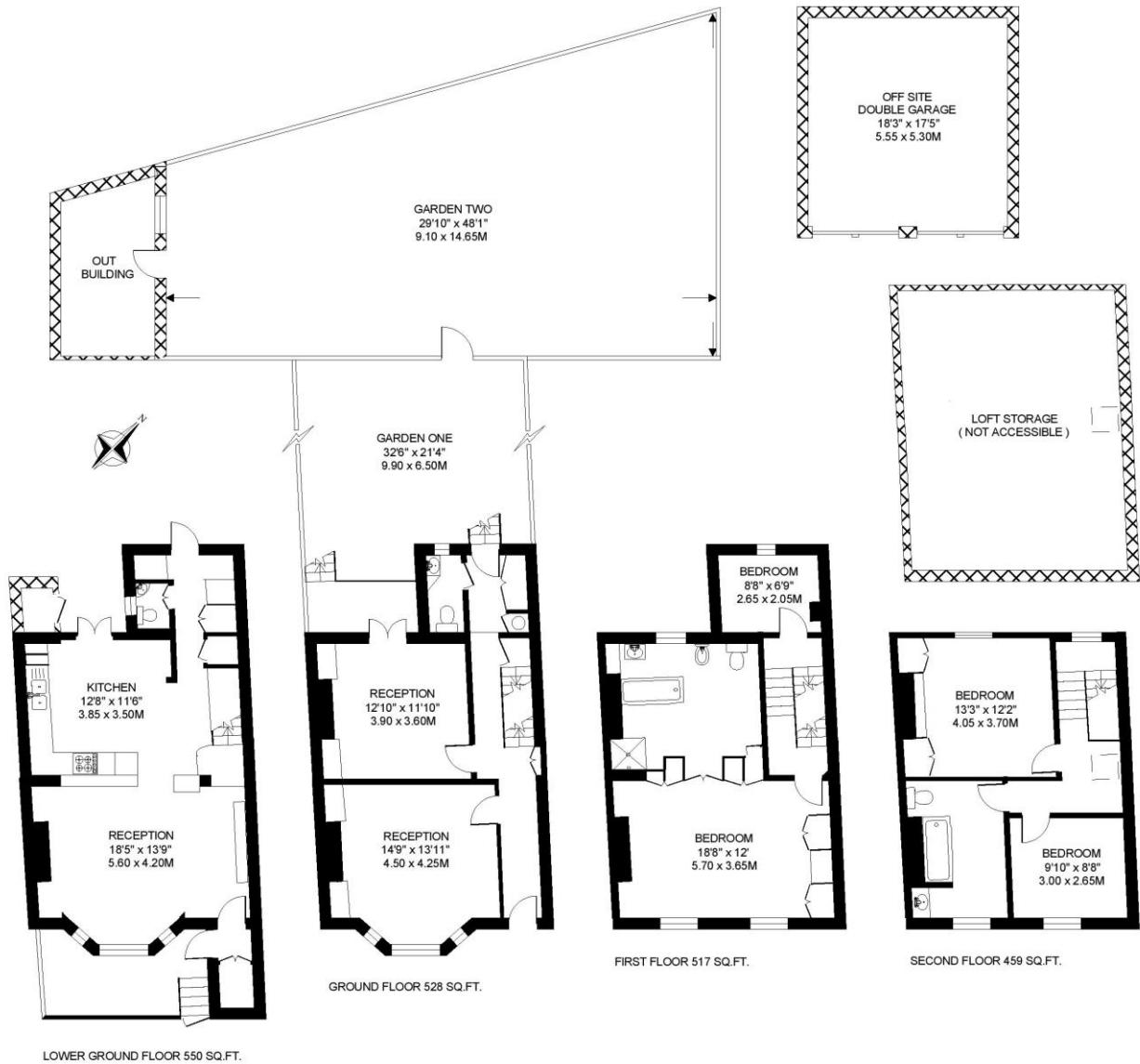
Stockwell Underground Station (Northern and Victoria Line) is approximately 0.5 miles away. Nine Elms Underground Station (Northern Line) is approximately 0.4 miles away. South Lambeth Road is well served by a frequent bus service up to Vauxhall Underground/Overground Stations and Clapham Road is well served by a frequent bus service up to Oval Underground Station.

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		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

ST STEPHENS TERRACE SW8 4 BEDROOM HOUSE

Approximate gross floor area
2054 SQ.FT / 190.8 SQ.M.
PLUS GARAGE/ LOFT / OUTBUILDING 910 SQ.FT. / 84.5 SQ.M.
TOTAL AREA SHOWN ON PLAN
2964 SQ.FT. / 275.3 SQ.M.



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