



## Hanover Gardens, London, SE11

£1,299,995 Freehold

Winkworth are proud to present an exceptional Grade II listed house on one of Oval's most prestigious squares. EPC rating D

LOCATION

Hanover Gardens is a splendid location, amongst an array of Georgian Houses on a garden square, just off Clapham Road. Oval Underground Station and popular eateries are also located within proximity.

DESCRIPTION

This impressive Grade II listed home, located within St. Mark’s Conservation Area, is one of the largest houses in Hanover Gardens—offering a rare opportunity to own a piece of local history with remarkable character and space.

The property was thoughtfully extended and converted in 1969–70 by architects Charlotte and Francis Baden-Powell, resulting in a full-width, three-floor rear extension and balcony. This architectural addition significantly enhances the interior space, particularly on the raised ground floor, where the open-plan layout benefits from an exceptional through aspect.

Upon entering the house at raised ground level, you are welcomed into an adjoining generously proportioned open-plan reception and kitchen area. The fireplace lends character to the reception space, while the adjoining kitchen is fully equipped with a gas hob and extractor fan, built-in oven and microwave, fridge freezer, stainless steel sink, and ample worktop space. A door at the rear leads directly to the garden—perfect for seamless indoor-outdoor living.

The lower ground floor offers a second, cosy reception room. This level also includes a separate W.C. and a practical utility/laundry room. To the rear is a studio that opens out to the garden, with flexible potential to serve as a playroom, study, or additional living space.

The first floor comprises two bright and spacious bedrooms. The master bedroom is situated at the front, enjoying abundant natural light through two large sash windows overlooking the square. This room includes an en-suite with bath, sink, and W.C., and has ample room for a double bed and freestanding furniture. The second bedroom is equally light-filled and well-proportioned. A separate family bathroom on this floor includes a shower, sink, and W.C.

On the second floor are two further double bedrooms, both with wash basins and space for freestanding furniture. There is also access to loft storage from this floor.

Between the first and second floors lies a delightful roof terrace—a private suntrap and peaceful spot for relaxation. The rear garden is paved with York stone, offering space for outdoor seating and alfresco dining, while a small front patio garden adds to the house’s kerb appeal.

PARKING

Off-street parking is available from Lambeth Council

UTILITIES

- Electricity – mains connected
- Water – mains connected
- Heating – gas central heating
- Sewerage – mains connected
- Broadband – ultrafast broadband

LOCAL AUTHORITY

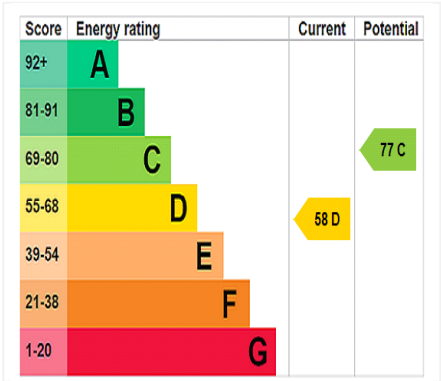
Lambeth  
Council Tax Band G

TENURE

Freehold

DIRECTIONS

Hanover Gardens is a very close to Oval Underground Station (approximately 0.1 miles) which provides a Northern Line service. Vauxhall Station is also close by (approximately 0.7 miles away) with direct access to the Victoria Line, National Rail and local Bus services into the City, West End









# HANOVER GARDENS SE11 4 BEDROOM HOUSE

Approximate gross floor area  
1752 SQ.FT / 162.8 SQ.M.  
Plus loft storage 346 sq.ft. / 32.1 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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