



Hanover Gardens, SE11

£1,595,000 *Freehold*

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An exceptional Grade II listed four-bedroom house in one of Ovals most prestigious squares, with a unique kitchen space and a fantastic garden. EPC rating E.

KEY FEATURES

- Beautifully finished
- Stunning kitchen extension
- Located on a quiet square
- Good transport links
- Very large wrap around garden



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DESCRIPTION

At raised ground floor level, you're welcomed by impressively high ceilings, two working fireplaces, elegant American Oak flooring, and beautiful sash windows that provide a bright dual aspect. Adding a touch of intrigue, a discreet door on one side offers something truly special.

Step down into a stunning open-plan kitchen extension, featuring an exposed brick wall, sleek glass cabinetry with composite stone worktops, a Siemens induction hob, two stainless steel ovens, and an integrated fridge-freezer. The space is grounded by a striking polished concrete floor, complete with underfloor heating. Full-width glass doors frame the garden, opening onto a private terrace and lawn, bordered by mature planting. A side gate offers practical access perfect for bikes, bins, and pets.

From the kitchen, continue down to the lower ground level where you'll find a well-equipped utility room with a stainless-steel sink, space for a washer and dryer, and a Megaflor boiler neatly housed in a fitted cupboard.

To the front, a comfortable bedroom suite includes its own shower cubicle, W.C., and basin, ideal for guests or as a separate living space.

On the half landing, a door provides external access, along with a cloakroom fitted with a sink, W.C., and radiator.

The first floor hosts the master bedroom, situated at the front of the house, complete with fitted wardrobes, an open fireplace, and charming views over the square. To the rear, the spacious family bathroom features a roll-top bath, Jack-and-Jill sinks, a shower cubicle, and underfloor heating for added comfort.

On the second floor, a double bedroom to the front enjoys its own en-suite shower room with W.C. and basin. To the rear, another generously sized bedroom offers impressive views of the Kia Oval.





MATERIAL INFO

Tenure: Freehold
Term: NA
Service Charge: NA
Ground Rent: NA
Local Authority: Lambeth
Council Tax Band: G
EPC rating: E

PARKING

Permit parking available from Lambeth council

UTILITIES

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

LOCATION

Hanover Gardens is one of South London's premium squares, set within a peaceful environment, yet less than a two-minute walk away from Oval Underground Station, benefiting from access to the city, Vauxhall and the West End. The property is also close to a number of local eateries and delis and a stones throw away from Surrey County Cricket Ground. The property is also within the St Marks Conservation Area.

DIRECTIONS

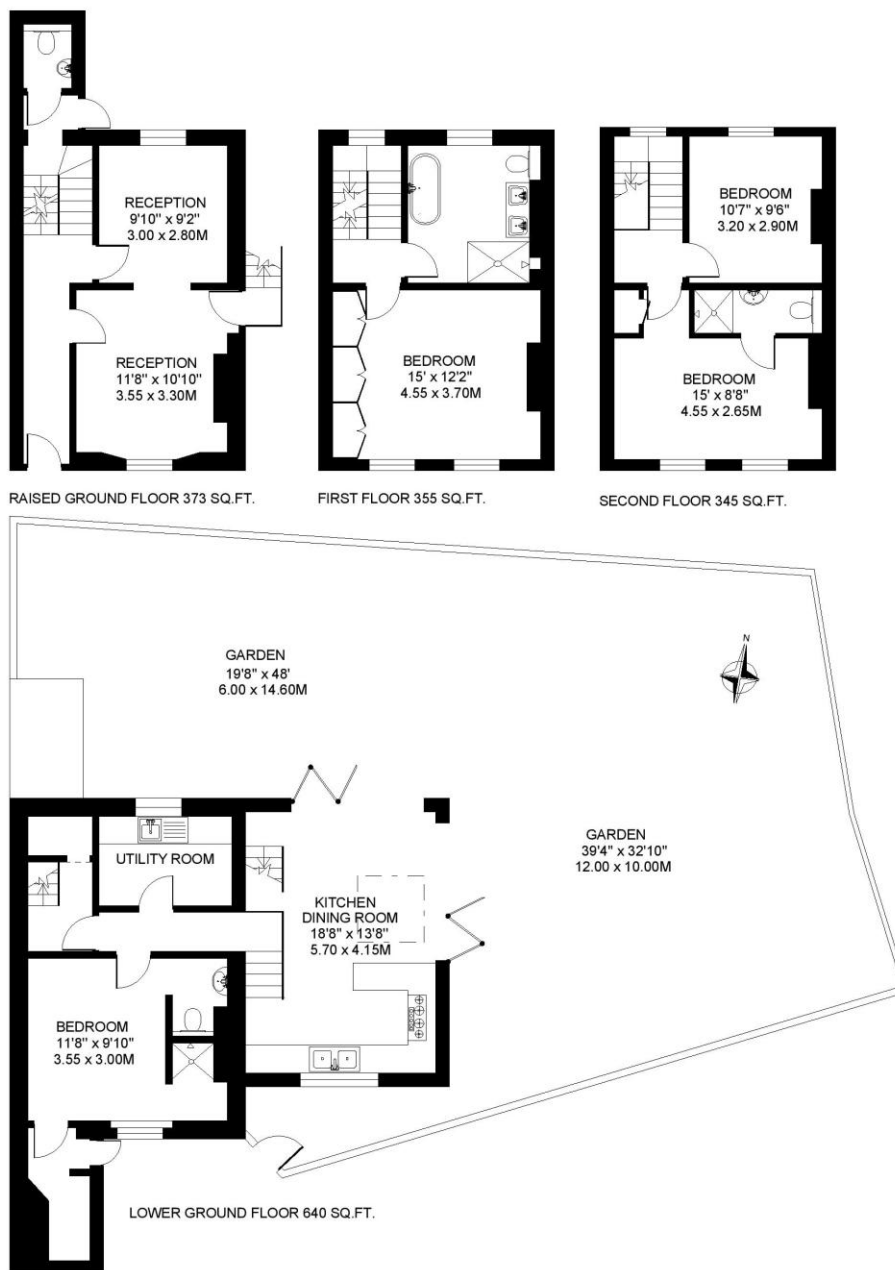
Hanover Gardens is approximately 0.1 miles away or 3 minutes' walk to Oval Underground Station which provides a Northern Line service. Vauxhall Station is also close by, (approximately 0.7 miles or 14 minutes' walk) with direct access to the Victoria Line, National Rail and local bus services into the city.

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		
55-68	D		67 D
39-54	E	49 E	
21-38	F		
1-20	G		

HANOVER GARDENS. SE11
4 BEDROOM HOUSE

Approximate gross floor area
1713 SQ.FT / 159.1 SQ.M.



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for every step...

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