



Lambeth Road, SE1

£1,950,000 *Freehold*

5  4  3 

A charming and substantial five-bedroom end of terrace Georgian family home set across five floors and situated in the heart of the Lambeth Palace Conservation Area. This Grade II listed property is set well back from the road with a beautiful front with off street parking for two and extensive back gardens. EPC rating D

KEY FEATURES

- Extensive rear private garden
- Directly behind Lambeth Palace
- Beautiful family home set over five floors
- Great public transport at Lambeth North and Waterloo
- 2574 SQ/FT



Kennington

020 7587 0600 | kennington@winkworth.co.uk

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DESCRIPTION

Enter the house on the raised ground floor and immediately you are presented with two generous reception rooms, perfect for hosting and entertaining. The front reception offers views over the front gardens and parking while the rear provides longing views over the incredible rear 68' foot garden. The house retains many of its period features with cast iron fireplaces, cornicing, and sash windows to name but a few.

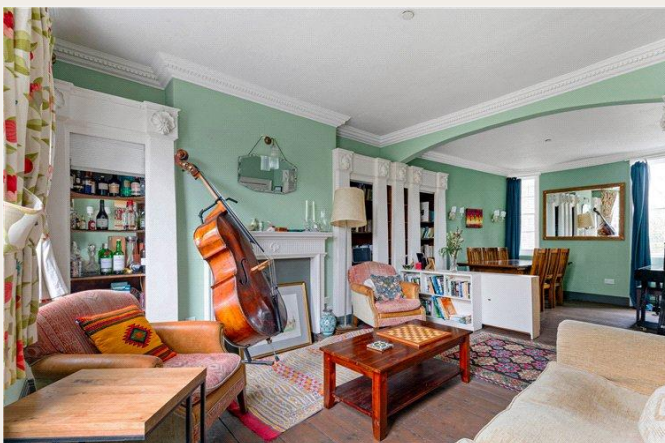
The family kitchen, dining room and family room occupy the lower ground floor as well as a guest W.C. The large kitchen and family room are located towards the rear providing access to the wonderful rear garden. The dining room, located at the front, is currently laid out as another reception/snug but offers flexible living. Access to the vault is from the dining room offering further storage.

On the first floor, the main bedroom sits to the front overlooking Lambeth Road. The bedroom is sizeable and features plenty of space to accommodate free-standing furniture. Behind sits the utility room. At the rear, is the ensuite bathroom featuring a bath, heated towel rail, sink with storage and W.C.

On the second floor, you will find two further equally sizeable double bedrooms, both proving ample space for a double bed and free-standing furniture. The family bathroom features a bath, separate standalone walk-in shower, sink and W.C.

The top floor hosts another two bedrooms, one of which is currently being used as a study and separated by another bathroom. Currently access to the bathroom is blocked from one of the bedrooms but could be easily reconnected. A mezzanine offering fantastic storage features in the larger front facing bedroom.

The rear garden features flower beds, well stocked with mature trees, plants and shrub. The garden benefits from a patio terrace nearest the house, perfect for al-fresco dining during the warmer months of the year.





MATERIAL INFO

Tenure: Freehold

Term: Nil

Service Charge: Nil

Ground Rent: Nil

Local Authority: Lambeth

Council Tax Band: F

EPC rating: D

PARKING

Off-street parking and permit parking available

UTILITIES

Electricity – mains connected

Water – mains connected

Heating – mains connected

Sewerage – mains connected

Broadband – Ultrafast broadband

LOCATION

Lambeth Road is found by Archbishop's Park and Lambeth Palace, and is a fantastic spot to access both Waterloo, South Bank and the vast array of amenities the area has to offer. Green spaces and small parks are in very close proximity as well as the River Thames, and the location offers fantastic transport links.

DIRECTIONS

Lambeth North (Bakerloo Line) is a five-minute walk away at 0.3 miles away. Waterloo Underground (Bakerloo, Jubilee, Northern and Waterloo & City Lines) and Railway Station is about a 15-minute walk away, under a mile. There are plenty of bus routes into the city and central London.

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		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

LAMBETH ROAD. SE1 5 BEDROOM HOUSE

Approximate gross floor area
2574 SQ.FT / 239.1 SQ.M.
PLUS MEZZANINE 34 SQ.FT. / 3.2 SQ.M.



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020 7587 0600 | kennington@winkworth.co.uk

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