



## Gladstone Street, London, SE1

£1,295,000 Freehold

A wonderful three bedroom early Victorian Grade II listed family home can be found on the timeless Gladstone Street. A short walk from the Imperial War Museum and located in the West Square Conservation Area makes for a desirable property. EPC Exempt.

## LOCATION

The location offers excellent transport links and a fantastic selection of local amenities/eateries in the surrounding area. Gladstone Street is situated between St Georges Road and London Road, which is adjacent to Colnbrook Street and Garden Row.

## DESCRIPTION

Upon entering the house on the raised ground floor, you are greeted by a spacious double reception room with beautiful cornicing, large sash windows, wooden floorboards, and fireplace with built in shelving to either side of the chimney breasts. Behind is a utility room with fitted storage for storing a washing machine and tumble dryer and allows direct access to the private garden.

On the lower ground floor is the open plan kitchen reception room. There is a beautiful bespoke fitted kitchen, wooden flooring and ample space for a large dining table. Access to the old vault of the house can be found from the kitchen. The vault is currently used for storage. There is a damp proof course in the kitchen and dining area.

The dining room space is wonderfully large and currently fits a dining room table and chairs with space for further furniture. The dining room also offers pleasant views on to the rear garden. Additional storage can be found under the stairs.

On the first floor is the master bedroom and ensuite bathroom towards the front, and family bathroom to the rear. The bedroom is light and spacious with beautiful wooden floorboards and there are large built in wardrobes. The ensuite bathroom is equally well-finished and provides a built-in shower, sink, heated towel rail and w/c. The elegant family bathroom to the rear has been well-finished with large bath, sink, heated towel rail and w/c. There is also a large airing cupboard.

On the second floor, there are two double bedrooms, both with pretty views, whether that be the quiet tree-lined street to the front, or garden and City views to the rear. Both provide copious amounts of space to accommodate a double bed with additional space reserved for free-standing furniture. The front facing bedroom offers an en-suite with built-in shower, sink and w/c. At the very front of the second floor, there is a wonderful terrace which spans the width of the house.

The paved, walled garden to the rear is spacious in size and provides plenty of space to accommodate outdoor furniture, perfect for entertaining during the warmer summer months.

## UTILITIES

Electricity – Mains connected

Gas – Mains connected

Water – Mains connected

Heating – Gas central heating

Sewerage – Mains connected

Broadband – Superfast Fibre Broadband

On street resident's permit parking

## LOCAL AUTHORITY

Southwark Council

Council Tax Band - F

## TENURE

Freehold

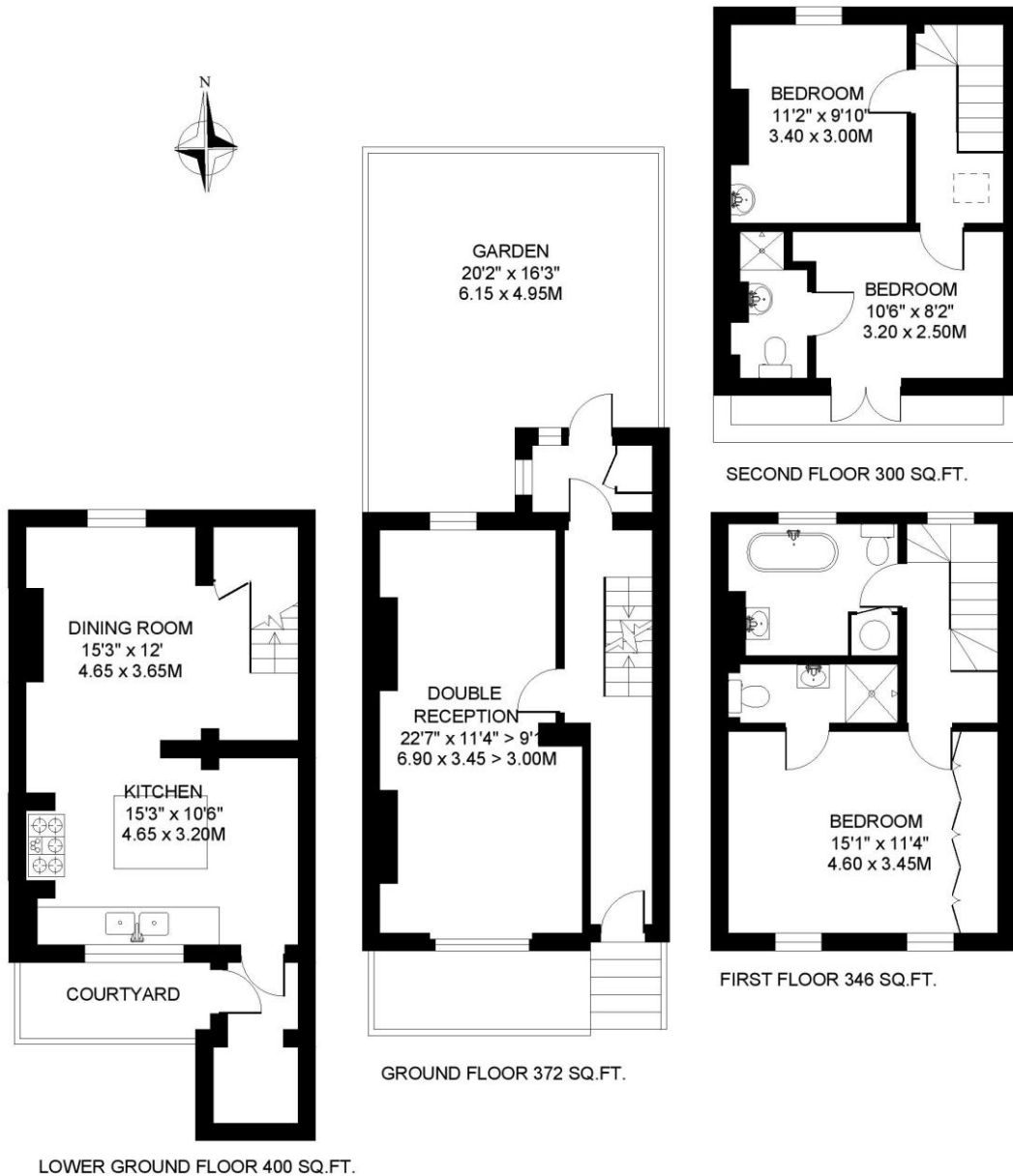
## DIRECTIONS

Elephant and Castle Underground Station (Northern & Bakerloo line) is approximately 0.4 miles away. Waterloo Underground Station (Northern/Bakerloo/Jubilee line) is approximately 0.8 miles away. Both stations also offer a National Rail service. The area is well-served by a frequent bus service into Central London and many Santander docking stations can be found close by.



# GLADSTONE STREET SE1 BEDROOM HOUSE

Approximate gross floor area  
1418 SQ.FT / 131.7 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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