



Lansdowne Gardens, London, SW8

£2,050,000 Freehold

A spectacular four-bedroom semi-detached early Victorian family house with large garden situated on the prestigious Lansdowne Gardens, in the Lansdowne Conservation Area. This Grade II listed home is full of character and benefits from off-street parking.

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LOCATION

The house is situated on Lansdowne Gardens, which runs parallel with South Lambeth Road and Wandsworth Road and north of Lansdowne Way. Lansdowne Gardens is within proximity to the Vauxhall/ Nine Elms/ Battersea Opportunity Area: the site of the new US Embassy and New Covent Garden Market.

DESCRIPTION

Upon entering the house on the raised ground floor, you are greeted by two spacious double receptions with beautiful timber framed sash windows, shutters, ornate cornicing, tall ceilings, and Victorian cast iron fireplaces. These two rooms offer superb entertaining space with direct views on to the tree-lined residential street to the front and pretty views on to the large rear garden. French doors from the rear reception also offer a superb aspect to the garden.

The lower ground floor offers equally impressive entertaining space with large family kitchen to the rear, and traditional separate dining room to the front. An additional bright sitting room sits behind the kitchen to the rear offering wonderful views and direct access to the garden. There is a downstairs W.C. and separate utility room, with access to the side garage providing perfect additional storage for garden furniture and equipment. Lower ground floor access from the front of the house is also offered via the utility room.

On the first floor, you will find two equally generously sized light double bedrooms with large sash windows offering views to the front and back of the house. Both bedrooms offer ample built in storage cupboards, a beautiful cast iron fireplace, and plenty of space to accommodate further free-standing furniture. The bathroom, accessed via the front bedroom and the hallway, offers large bath, sink with vanity, storage, heated towel rail and W.C.

The second floor provides one large double bedroom spanning the full depth of the house, with ample built in storage, and space to accommodate a king size bed with additional space reserved for free-standing furniture. A fourth single bedroom is also present on this floor. The bathroom offers a bath, heated towel rail, sink and W.C. Further storage is available in the airing cupboard.

The large east-facing rear garden, accessed by both the lower and raised ground floors, provides the perfect balance for both garden enthusiasts and those looking to entertain with more than enough space for al-fresco dining. Mature beds occupy the extensive rear garden offering privacy to the house. The conservation offers unique quiet and calm surroundings.

Property comes with off street parking.

SERVICE CHARGE, GROUND RENT AND COUNCIL TAX

Service Charge - Nil

Ground Rent - Nil

Council Tax Band - G

UTILITIES

Electricity – mains connected

Gas – mains connected

Water – mains connected

Heating – gas central heating

Sewerage – mains connected

Broadband – Superfast Fiber Broadband

LOCAL AUTHORITY

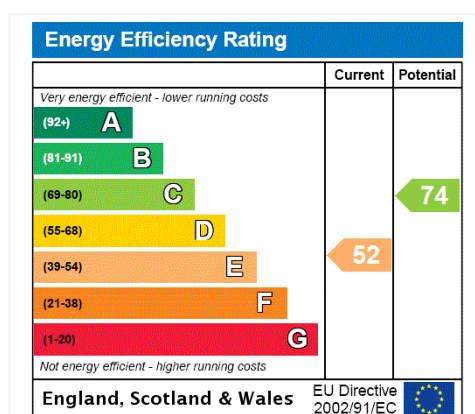
Lambeth

TENURE

Freehold

DIRECTIONS

Stockwell Underground Station (Victoria & Northern Line) is just under half a mile away. Vauxhall Overground/Underground Stations (Victoria & National Rail) are less than a mile away. Nine Elms Station on the Northern Line extension is also found close by. Both South Lambeth Road and Wandsworth Road are well served by frequent bus services into Central London.





**LANSDOWNE GARDENS. SW8
4 BEDROOM HOUSE**

Approximate gross floor area
2407 SQ.FT. / 223.6 SQ.M.
 PLUS 224 SQ.FT. / 20.8 SQ.M.



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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