



St John's Vicarage, Larcom Street, London, SE17

£1,800,000 Freehold

St John's Vicarage is being introduced to the market for the very first time in its near 200 year history. A beautiful representation of mid-19th Century architecture and now in need of a full program of internal modernisation, this former vicarage, measuring close to 3,500 sq ft, presents an exciting and rare opportunity to create a substantial family home (STPP) or to be retained in its current arrangement as separate dwellings. EPC ratings D & E.

LOCATION

Larcom Street is a beautifully quiet and tree lined street, between Wansey Street and Browning Street, close to Elephant and Castle. You are only a short walk away from Walworth Road and the major Elephant and Castle regeneration, which now provides plenty of bars, restaurants and shops.

DESCRIPTION

The property occupies a substantial corner plot on Larcom Street within the popular Larcom Street conservation area notable for its well-preserved mid to late 19th century urban street scene featuring narrow, quiet streets lined with terraced houses over which St John's Vicarage casts an imposing presence.

The property extends over four floors and is currently arranged as three separate units, two of which have been used as flats until recently.

The lower ground comprises three large rooms, a kitchen area, WC, and access to the rear garden space.

The raised ground & first floor is accessed through the front garden and provides almost 2,000 sq ft of internal accommodation currently arranged with an impressive entrance hall, two generous receptions, a kitchen and utility room to the raised ground floor whilst the first floor, flooded with light from a large sky light, provides four bedrooms, two bathrooms (one en suite) and a cloakroom. High ceilings and large sash windows feature throughout both floors whilst a number of period features are still in evidence albeit in need of some restoration.

The top floor (second) is currently accessed via an external staircase and arranged as a one bedroom flat with a reception, kitchen, double bedroom, bathroom and a large 'terrace' area.

Whilst any changes will be subject to planning, this incredible, rare building provides an exciting opportunity to create a stunning home with multifaceted accommodation options.

Please note the front garden land is currently on a different title to the house, both of which are under church ownership, and will be included in the sale.

UTILITIES

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

PARKING

Residents permit available from Southwark Council

LOCAL AUTHORITY

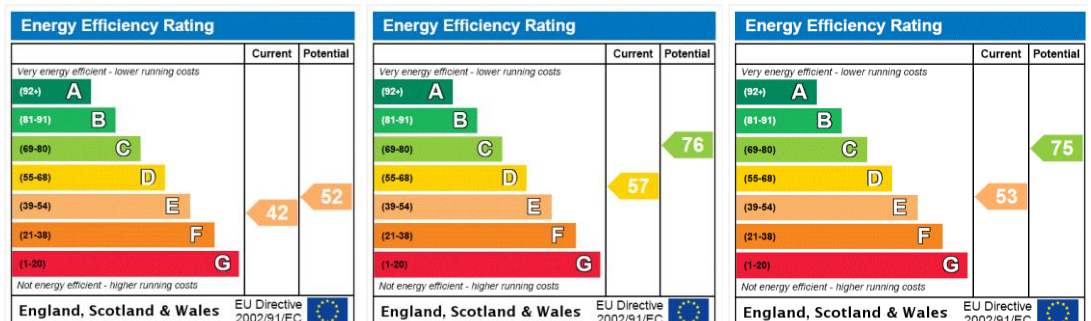
Southwark Council
Council Tax Band E

TENURE

Freehold

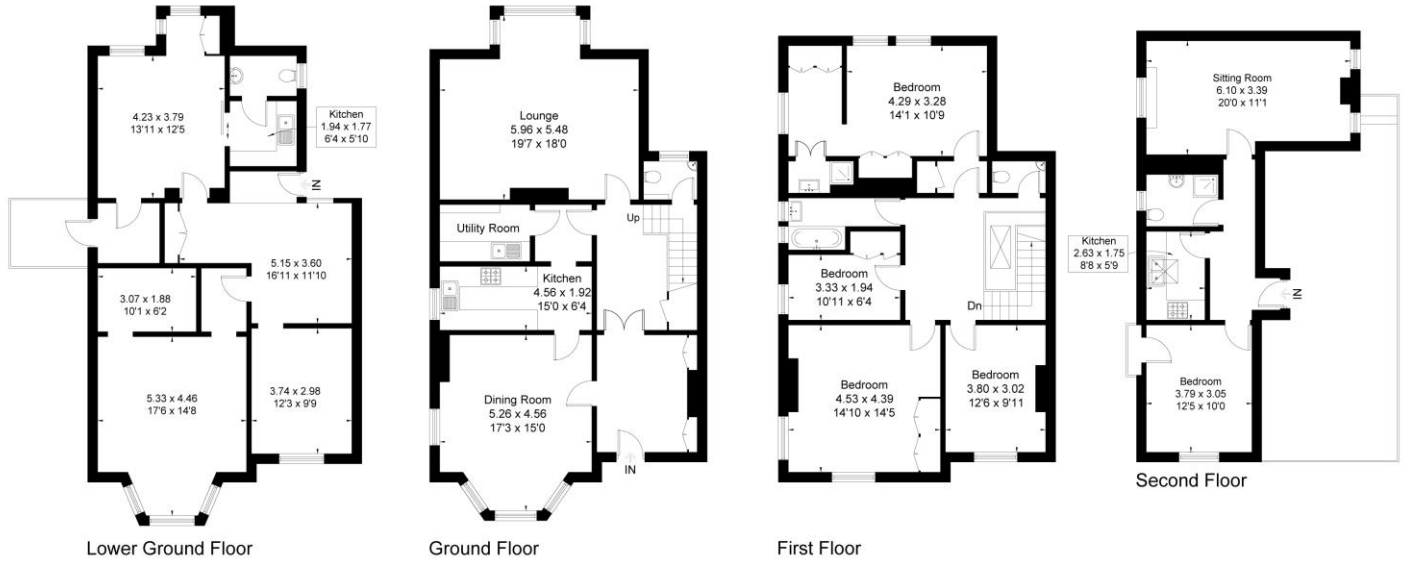
DIRECTIONS

Elephant and Castle overground/underground (National Rail, Northern and Bakerloo line) are approximately 0.6 miles away. The overground provides connections to Farringdon and St Pancras. Kennington Underground Station (both branches of Northern Line) is approximately 0.8 miles away. Walworth is also very well served by a frequent bus service to the City, West End and beyond.





Approximate Floor Area
 Lower Ground Floor = 90.6 sq m / 975 sq ft
 Middle Floors = 184.0 sq m / 1980 sq ft
 Top Floor = 48.9 sq m / 527 sq ft
 Total = 323.5 sq m / 3482 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #78877



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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.

Kennington | 020 7587 0600 | kennington@winkworth.co.uk