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## Lambeth Road, London

PROJECT: A magnificent and substantial C18th Grade II Listed Georgian town house, with mature walled gardens - create one stunning family home or sub-divide into luxury properties (STPP) . No chain.

**£1,750,000**

01992 87 85 80

## Overall Description

This is a handsome late C18th Grade II Listed Georgian town house, set over five floors in a prominent position, with views over the gardens to the Imperial War Museum directly opposite. The property retains many of its original period features such as sash windows, bowed wrought iron balconies to the first floor windows, original floorboards and period open-fireplaces. The property is in need of sympathetic internal modernisation but offers buyers either the chance to create a large character family home in a very central location, or to convert and possibly extend the property to create separate luxury properties, as has been done with other such properties in the area (all subject to the usual consents). The property currently has five bedrooms, a bathroom, shower room, sitting room, dining room and kitchen although the fifth bedroom could be used as a family room or large study/home office if so desired. The back garden is a good size, walled for privacy and has a selection of mature shrubs and trees, so something of an oasis in the middle of the city. If you are looking for a large character family home that has the flexibility for you to put your own stamp on it, then this could be the one for you. This property is being sold with no chain and probate has been granted.

## Location

The property sits in a prominent position directly opposite the gardens for the Imperial War Museum, which the two principal receptions look down onto. It is easily accessible from local transport links being just a short walk from Lambeth North Underground Station, less than 10 minutes walk from Waterloo Overground Station and has regular bus services from just up the road. Notable schools in the local area include the Oasis Academy Primary School, St George's Catholic Primary School, and the Ark Globe Academy, with Westminster School just on the other side of the Thames. The house is ten minutes in a cab from Covent Garden and the West End and walking distance from the South Bank. All in all, the perfect location for growing families that want to live right at the heart of London's culture, arts and night-life.

## Accommodation

From the wide pavement, steps lead up to the front door into the:

### Entrance Hall 25'10 x 3'9 (7.87m x 1.14m)

Stairs to the first floor with original balustrade and mahogany hand rail. Wooden floorboards. Radiator.

### Dining Room 15'8 x 12'8 (4.78m x 3.86m)

Two sash windows to the front. Period fireplace with ornate marble mantelpiece and stone hearth. Radiator.

### Kitchen 10'11 x 9'6 (3.33m x 2.90m)

Sash window to rear. Space for kitchen units with stainless-steel sink unit. Space for electric oven with gas hob. Space for fridge/freezer.

### Lower Ground Floor 7'10 x 5'7 (2.39m x 1.70m)

From the hall, stairs lead down to the half landing.

### Shower Room 12'9 x 5'2 widest (3.89m x 1.57m widest)

Frosted sash window to rear. Shower cubicle with tiled surround. Fitted cupboard. Door to garden.

### Cloakroom 3'8 x 3'6 (1.12m x 1.07m)

Low-level WC. Wall-mounted cupboard.

### Basement 10'11 x 2'9 (3.33m x 0.84m)

Doors to bedroom five and the:

### Utility Room 10'11 x 10'7 (3.33m x 3.23m)

French doors and frosted window to the back garden. Quarry tiled floor. Belfast sink. Wall-mounted Vaillant gas-boiler. Radiator.

### Bedroom Five/Family Room 16'5 x 13'11 (5.00m x 4.24m)

Window to front. Wall-mounted electric consumer unit. Radiator. Door to:

### Upper Ground Floor 3' x 2'8 (0.91m x 0.81m)

Wine cellar. Storage cupboard. Door to lower front courtyard.

### Rear Porch & Cloakroom 7'9 x 5'3 (2.36m x 1.60m )

Glazed door to roof terrace. Cloakroom with low-level WC.

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### First Floor 5'7 x 3' (1.70m x 0.91m)

From the entrance hall stairs lead up to a half-landing with rear porch/cloakroom, then on to the first floor.

### Drawing Room 16'11 x 14'2 (5.16m x 4.32m)

Two sash windows to front with wrought iron Juliet balconies. Large ornate period fireplace with marble mantel, surround, hearth and a cast iron grate. Ornate coving. Radiator.

### Bedroom Four/Study 10'10 x 10'9 (3.30m x 3.28m)

Sash window to rear. Radiator.

### Second Floor 5'7 x 2'10 (1.70m x 0.86m)

Stairs lead up past a half-landing (with radiator and sash window to the rear) to the second floor landing.

### Bedroom One 17' x 15'2 (5.18m x 4.62m)

Two sash windows to the front. Fitted wardrobes. Wooden floorboards. Telephone point. Radiator.

### Bathroom 11'3 x 10'1 (3.43m x 3.07m)

Sash window to rear. Panel bath. Low-level C.W. Bidet. Wash-hand basin. Airing cupboard with heated towel-rail. Vinyl floor. Radiator.

### Third Floor 5'7 x 4'5 (1.70m x 1.35m)

From the second floor stairs lead up via a half-landing to the third floor.

### Bedroom Two 17' x 13'10 (5.18m x 4.22m)

Window to front. Two fitted double wardrobes. Radiator.

### Bedroom Three 10'10 x 10'9 (3.30m x 3.28m)

Window to rear. Fitted wardrobe. Radiator.

### Outside

To the front of the house are wrought iron railings with steps up to the front door and a gate and further steps down to the basement terrace. The back gardens, a real feature of this house, are a good-size, walled for privacy and contain a number of mature shrubs and trees.

### Services and Other Information

Grade II Listed. Mains water, drainage, gas and electricity. Gas central-heating. Council Tax Band: G. Approx. 2,400 square feet. Probate has been granted.

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TOTAL FLOOR AREA : 2415 sq.ft. (224.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.