



FOR SALE

Offers in Excess of £250,000

32 Governors Walk, Radial House,
Portsmouth, PO3 6LT.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

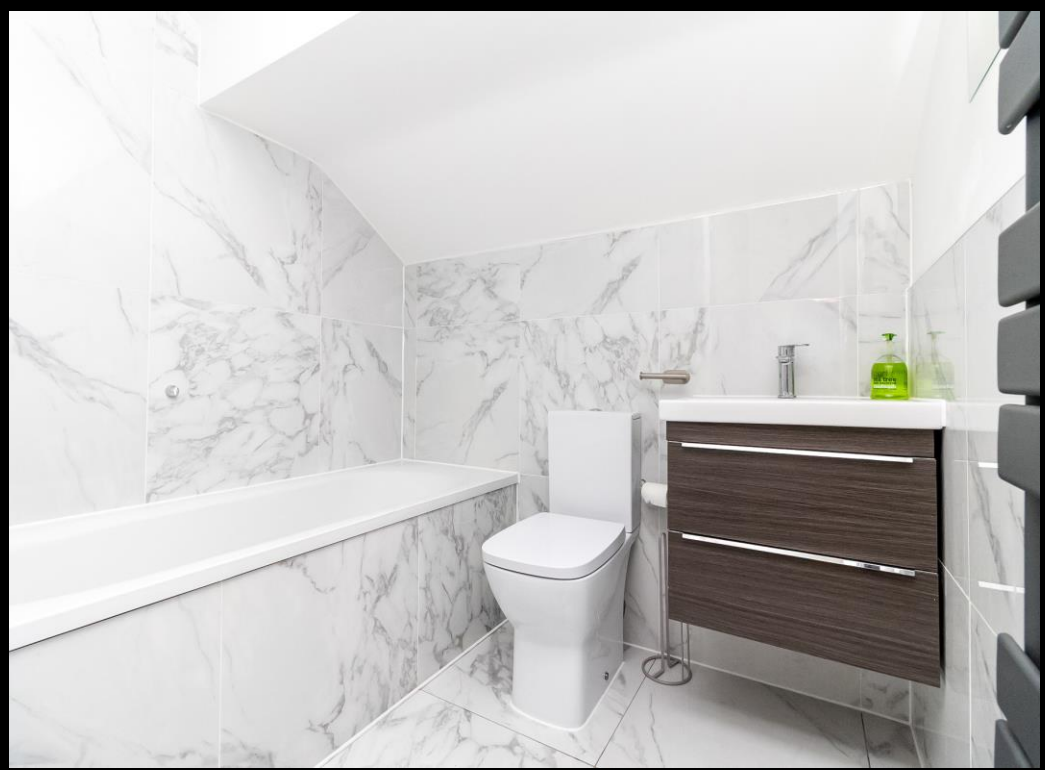
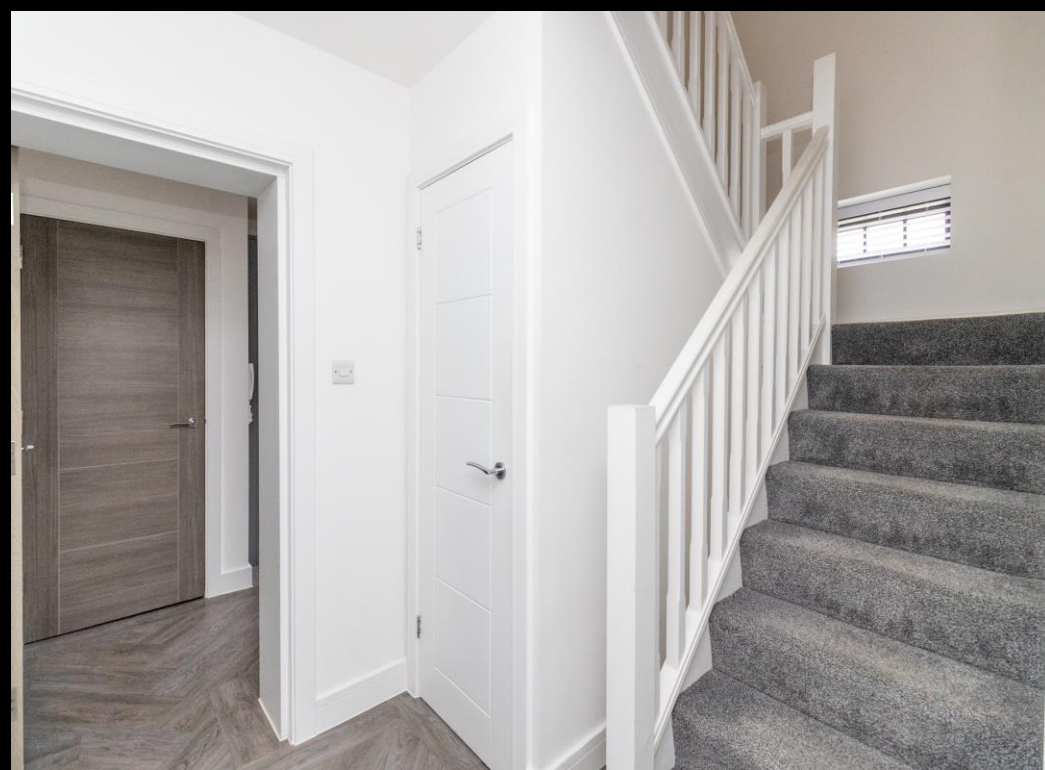
PROPERTY DESCRIPTION

The Old Portsmouth Gaol – Originally constructed in 1877, Kingston Prison began life as a classic Victorian radial-design institution and has enjoyed a remarkably varied past. Over the decades, it has served as a boys' borstal, a police station during World War II, and later, following the abolition of capital punishment in 1965, it became a specialist facility housing inmates serving life sentences. Uniquely, Kingston was the only prison in England and Wales to accommodate an exclusive unit for elderly male lifers, before finally closing its doors in January 2013. Now an historical Grade II listed landmark in the heart of Portsmouth, the building has been thoughtfully converted into luxury apartments, completed in 2021. 32 Radial House is a stunning two-bedroom upper-floor duplex apartment, beautifully presented throughout. The home offers two generous double bedrooms, with the primary featuring a stylish en-suite shower room. There is also a spacious main bathroom, a contemporary fitted kitchen, and a sizeable open-plan living space ideal for relaxing or entertaining. Further benefits include allocated off-road parking, access to well-maintained communal gardens, plus secure bike and bin storage. This is a rare chance to acquire a truly unique residence within a significant piece of Portsmouth's heritage. We highly recommend arranging an internal viewing to fully appreciate everything on offer. For more information or to book a viewing, please contact the Lawson Rose sales office today.

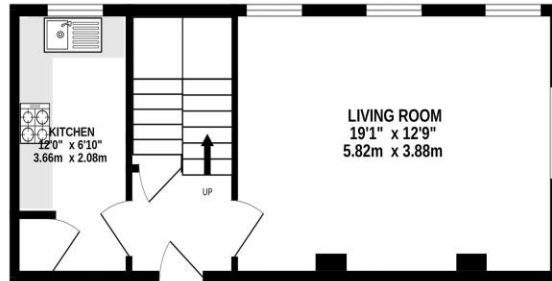
Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Allocated Off Road Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Term: 125 Years From September 2021
- Management Company: ENSIGN
- Service Charge: TBC
- Ground Rent: Peppercorn
- Lease Restriction: A copy of the lease is available upon request.

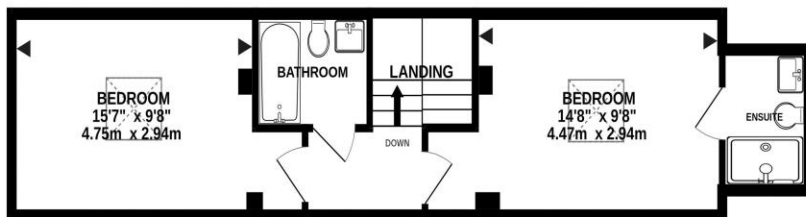




LOWER FLOOR



UPPER FLOOR



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	46 E
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.



02392 367 779 - contactus@lawsonrose.com
131 Winter Road, Southsea, PO4 8DS