



LANERCOST ROAD

Tulse Hill, SW2



DOUBLE-FRONTED VICTORIAN FAMILY HOME

This impressive property benefits from a high-quality finish throughout, off-street parking and a sunny, south-facing garden.



5



3



3

EPC

D

Local Authority: London Borough of Lambeth

Council Tax band: G

Tenure: Freehold

Guide Price: £1,750,000



LANERCOST ROAD

Located close to Hillside Garden Park and Brockwell Park, this home is well-situated for the area's local amenities and transport links, including Tulse Hill Station (0.3 miles with services to Blackfriars and London Bridge) and Streatham Hill Station (0.9 miles with services to London Victoria and London Bridge).

Nearby are world renowned independent schools including Dulwich College, Dulwich Prep & Senior, Alleyn's School, James Allen's Girls' School (JAGS) and Streatham & Clapham Prep/High School. There is also an excellent selection of state schools nearby including Hitherfield Primary School and Dunraven School.

All distances are approximate.











INSIDE THE HOUSE

Updated by the current owner, this handsome red-brick house must be viewed to fully appreciate its quality. A wide and attractive tiled hallway, complete with ornate cornicing to the ceilings, leads to a large double reception room spanning the length of the house. The feature fireplace is complemented by new French doors that open to the terrace and fill the room with light. Oak flooring runs through the reception rooms and bedrooms, bringing warmth and character. On the other side of the hallway, a third reception room offers more flexible living space.

To the rear, a sleek, modern kitchen/diner is flooded with natural light and opens to the sunny, private terrace. A handy guest WC and useful understairs storage completes the picture. Outside, the south-facing terrace opens onto a landscaped garden with two versatile garden rooms: one currently housing a gym and the other a large hot tub. The upper floors provide five generously sized bedrooms and three bathrooms, including two en suites. There is bespoke cabinetry in four of the bedrooms, air conditioning to the kitchen, gym, and three bedrooms, and double glazing throughout — save for the original stained glass front door and side windows. With both modern and period features and its flexible double-fronted layout, the home is perfect for both everyday living and entertaining.







Approximate Gross Internal Area = 210.29 sq m / 2264 sq ft (Excl. Eaves Storage/Workshop/Outbuilding)
 Eaves Storage/Workshop = 41.22 sq m / 444 sq ft Outbuilding = 35.21 sq m / 379 sq ft
 Inclusive Total Area = 287.44 sq m / 3094 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



Jay Davis

020 3815 9410

jay.davis@knightfrank.com

Knight Frank Dulwich

1C Calton Avenue

SE21 7DE

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated <Particularsdate>. Photographs and videos dated <Photodate>. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

