

DOUBLE-FRONTED VICTORIAN FAMILY HOME

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



Local Authority: London Borough of Lambeth
Council Tax band: G
Tenure: Freehold

Guide Price: £1,750,000





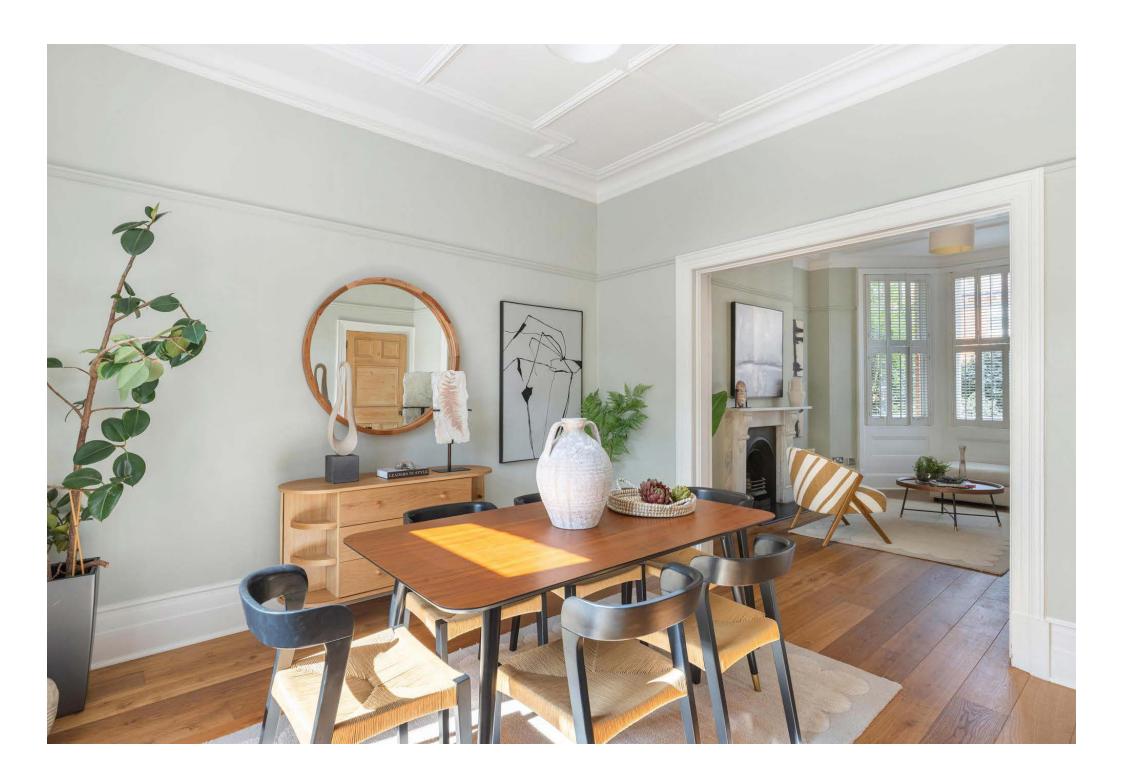
LANERCOST ROAD

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.









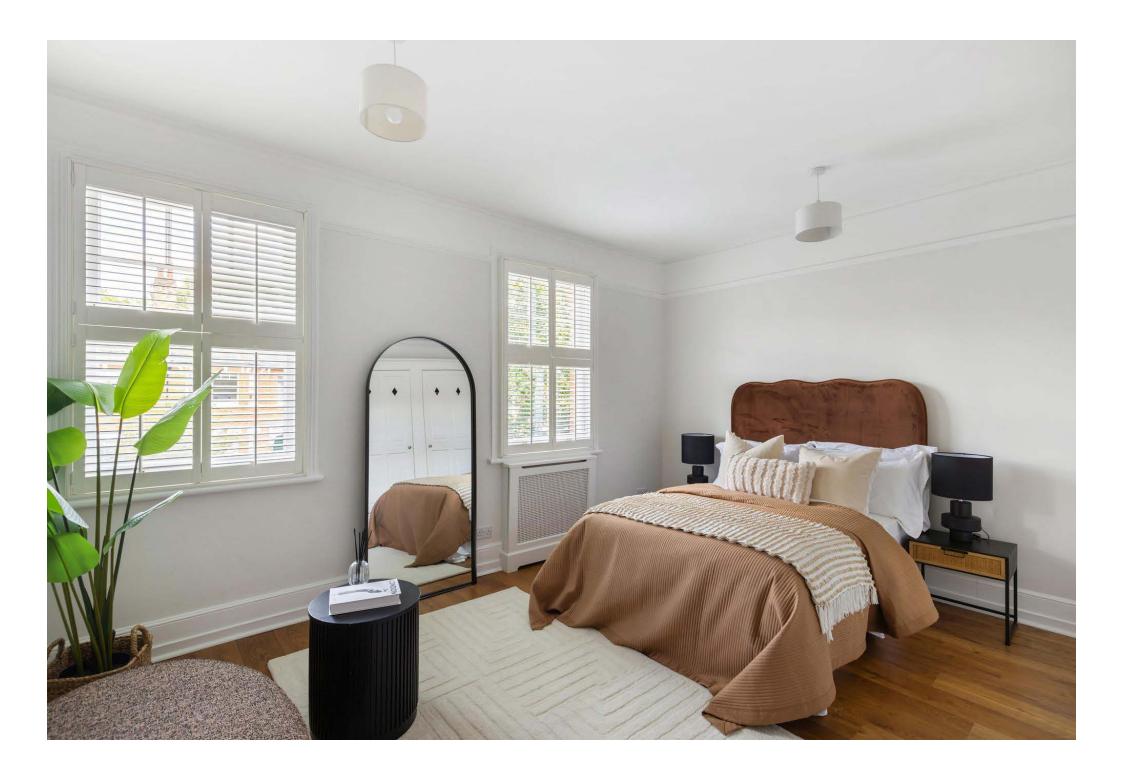




INSIDE THE HOUSE

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)



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