



## Wincott Street, SE11

### £1,500,000

A rare opportunity to obtain a beautiful Victorian house on one of the most sought after roads in Kennington. Over the recent years a tremendous amount of time, care and thought has been invested in making this a truly versatile forever home.

Wincott Street has unbeatable connections, with easy access to Kennington, Elephant and Castle and Lambeth North. Locally you will find some of the very best coffee shops, historic pubs and the Imperial War Museum.

### Features

- Three Double Bedrooms
- Three Bathrooms
- Victorian
- Great Condition
- Roof Terrace
- Exceptional Links





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Leading up to the house, standards are set with an immaculate exterior, giving a sense of what lies behind the front door. Once inside, you are welcomed by clean finishes and solid oak flooring, which flow into the living room. To the left, a double reception room complete with a bay window and working gas fireplace whilst at the opposite end, an ideal study with a Juliette balcony overlooks the garden. To the rear of the house you will find a double bedroom with an en suite bathroom and french doors opening onto the garden.

Upstairs has been redesigned to make best use of the space. There is a family bathroom and double bedroom to the back of the house, while at the front, a gorgeous master suite with walk in wardrobe and en-suite four piece bathroom. Climbing the last set of stairs, you will find a sizeable south west facing terrace.

On the lower ground floor, a further W/C, great ceiling heights and an open kitchen dining area, with the AGA at centre stag. There is access to the garden. To the front of the lower ground floor this house benefits from a large separate cellar, previously a coal store, which makes for great storage or a perfect wine cellar. From a recent rewire to a new roof, this is really what everyone is looking for; a stress free period home in a superb location.







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Total area (approx.): 152.7 sq. m (1,643.7 sq. ft)  
Terrace : 15.0 sq. m (161.5 sq. ft)

## Dexters

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Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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Estate Agent  
and Letting Agent

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