



## Lansdowne Gardens, SW8

£2,200,000

A wonderful five bedroom Grade II listed family home which retains much of its character and is spread over 2,500 sq.ft. This versatile home has an abundance of living space, a fabulous east facing garden, off street parking and it is being sold with no onward chain.

Picturesque Lansdowne Gardens is a peaceful tree lined street located within the Lansdowne Conservation Area. High in community spirit this home is just a short walk from both Vauxhall, Nine Elms and Stockwell Stations, (Overground, Victoria and Northern lines).

### Features

- Five Bedrooms
- Off Street Parking
- Large Garden
- No Onward Chain
- Fabulous Location
- Flexible Reception Space



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The raised ground floor is all about the 24ft double reception room, which is a lovely space to relax and unwind, benefitting from views over the rear garden and through the gorgeous front sash window which enjoys views of the spectacular Japanese blossom tree which is a beautiful pink in the spring. French doors lead out onto the charming balcony with peaceful views over the garden and there is a study and a w/c.

The Lower ground floor is a versatile space, benefitting from a large kitchen with access onto the east facing garden which is the perfect space for a growing family and benefits from a summer house/office to the rear that has plumbing and electricity. Furthermore there are two reception rooms which could also function as bedrooms and a handy utility room, a separate bathroom and a wealth of storage. The first floor has two double bedrooms, both of which have built-in wardrobes and each enjoy lovely views. There is a third single bedroom and family bathroom.

This exceptional home has off street parking to the front and wonderful potential for the next owners to make it their own.





# Lansdowne Gardens, London, SW8



Approx Internal Area: 232.9 sq. m (2,506.9 sq. ft)  
 Outbuilding / External Cupboard : 27.3 sq. m (293.8 sq. ft)  
 Balcony: 6.6 sq. m (71.0 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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