



Lansdowne Way, SW8

£1,250,000

A truly remarkable mid-19th-century three-bedroom house, located in the Larkhall Conservation Area, meticulously designed to combine modern-day functionality, whilst retaining its periodic charm. What really sets this home apart is its south-facing garden, measuring approximately 100 feet in length.

Lansdowne Way is on the border of both the Larkhall conservation area and the Lansdowne Gardens conservation area. Positioned between both Zones 1 and 2, both Nine Elms and Stockwell station are just a short walk, offering easy access to the West End with frequent Northern and Victoria Line services.

Features

- Three Bedrooms
- Mid 19th Century
- South Facing Garden
- Excellent Condition
- Superb Links
- Freehold

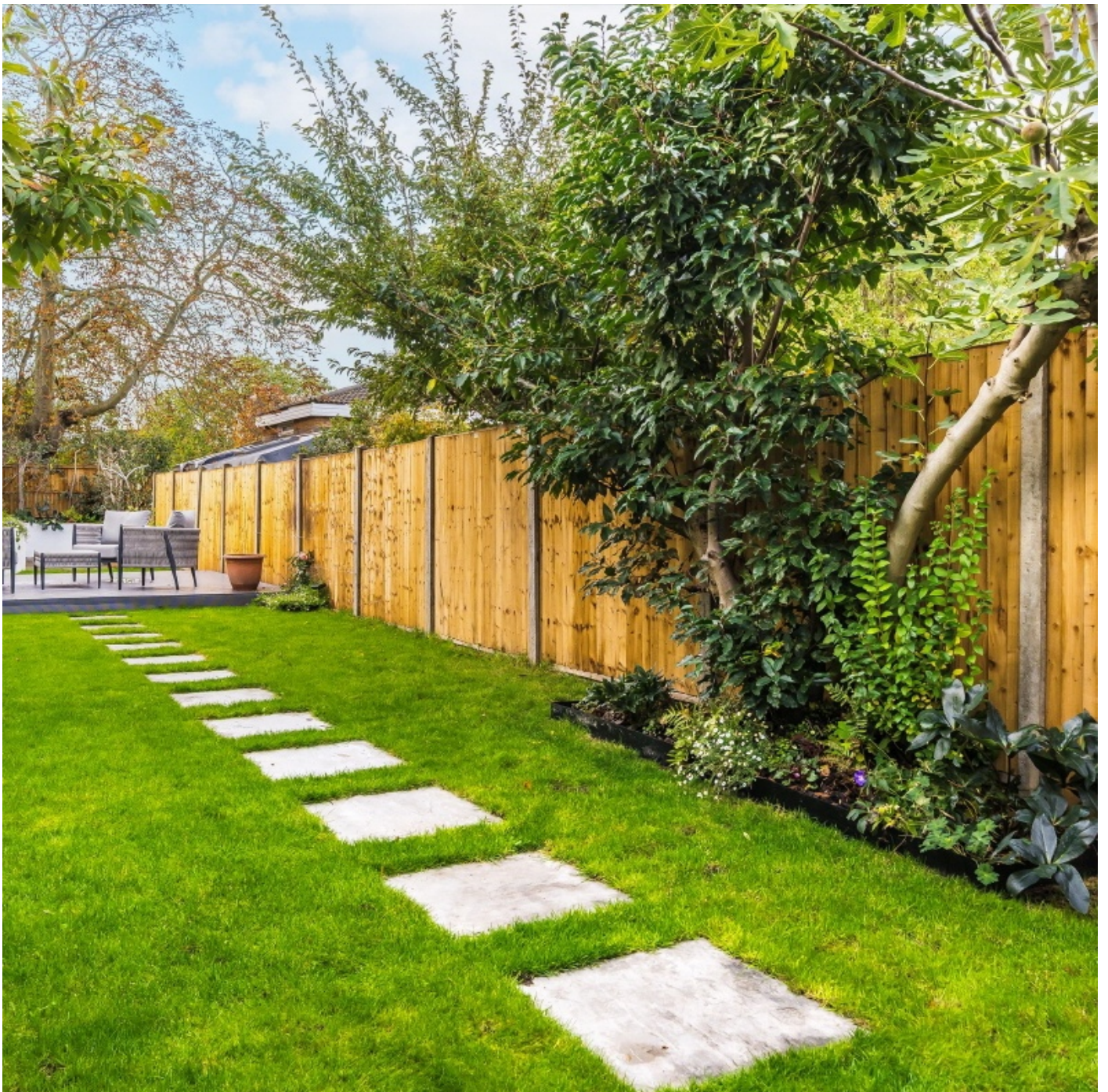


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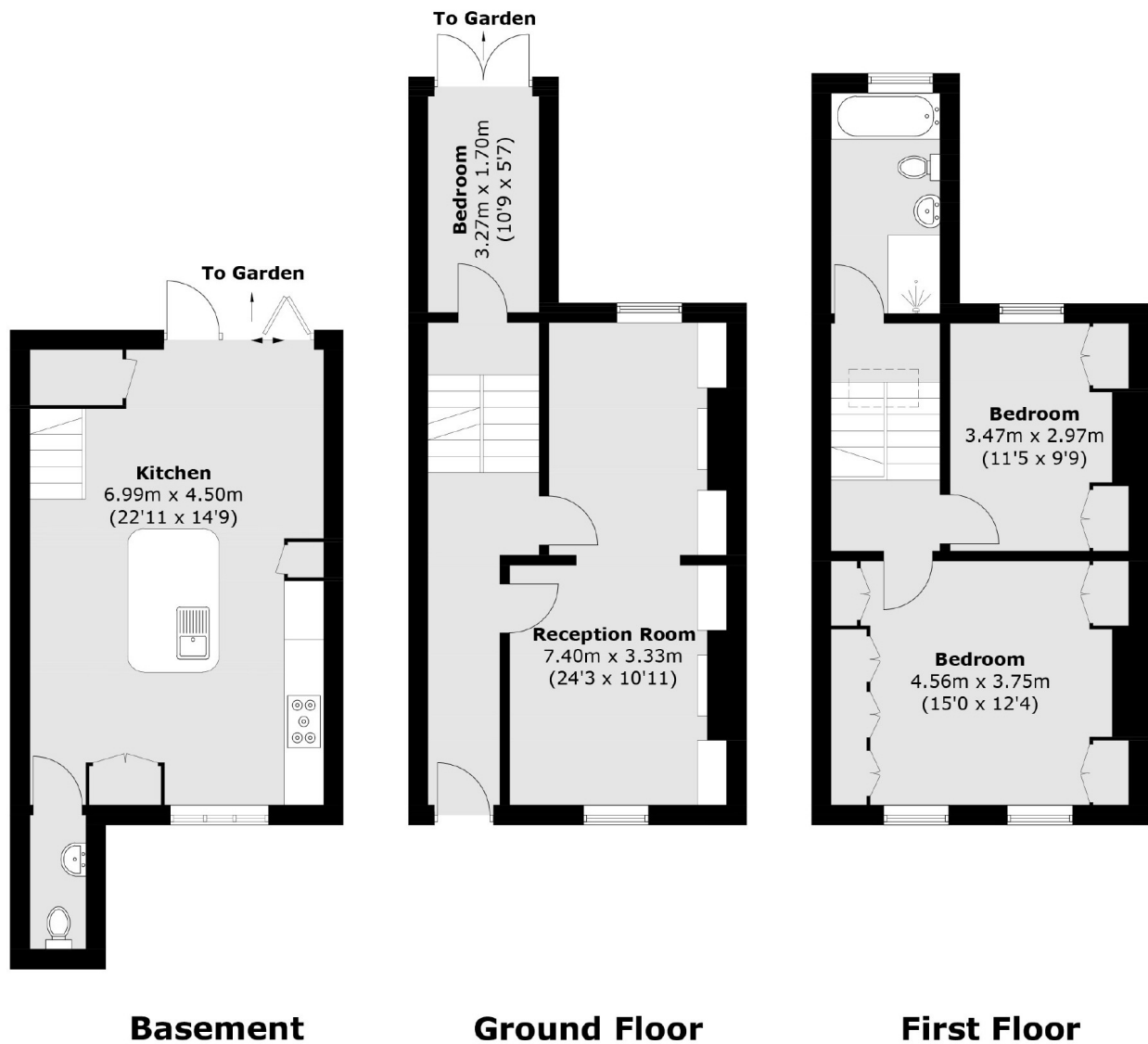
On the raised ground floor, you are warmly welcomed by hardwood parquet flooring, which flows seamlessly into the double reception room. Both the front and rear aspects are not directly overlooked, creating an incredibly bright living space that also feels very private. The beautiful arched sash window, immaculate cornicing, and bespoke fittings on either side of the chimney breast complete the room perfectly. To the rear, there is a bedroom or study with French doors leading directly onto the garden.

Upstairs, a fully tiled three-piece bathroom enjoys green views over the garden and Larkhall Park. Further to this, there are two full-sized double bedrooms, finished with secondary glazing to maximise efficiency and sound insulation. On the lower ground floor lies a modern kitchen and dining area with underfloor heating. With full ceiling height and generous natural light, this space easily serves as the heart of the home.

The unique feature of the house is the impressive south-facing rear garden, one that many will only ever aspire to have. A great deal of time, care, and investment has gone into making this a go-to destination for friends and family during the summer. There is ample space to create designated areas for entertaining, gardening, or simply enjoying its tranquility - you easily forget you are between Zones 1 and 2. Every inch of this house has been so carefully looked after, making for an effortless transition in moving in and calling it home.



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Total area (approx.): 113.4 sq. m (1,220.5 sq. ft)