

COLNBROOK STREET
LONDON, SE1

GRANT J BATES
— PROPERTY —





A design-led three-storey home combining dramatic volume, privacy and outside space

GJB

Colnbrook Street, London, SE1

Share of Freehold

- Design-Led Interiors
- Layout Feels Like A House
- Double-Height Reception
- Private Roof Terrace
- Smallbone Kitchen
- Separate Guest Wing
- Private Front Door
- Boutique Gated Development

Description

Tucked away behind gates in a discreet SE1 residential pocket, this exceptional two-bedroom home is arranged across three levels, combining the privacy and proportions of a house with the ease of apartment living.

Set within a development of just five residences, the property forms part of a handsome 19th-century building converted in 2010 and recently comprehensively refurbished with award-winning interior designer Kia Designs.

Volume and light define the interiors. The main living space features dramatic double-height ceilings, oversized letterbox windows, skylights, oak flooring and a bespoke lighting installation.

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At the opposite end, a Brookmans by Smallbone kitchen features quartz worktops, Gaggenau ovens, a metre-wide Fisher & Paykel fridge, Fisher & Paykel dish drawers and a 48-bottle wine fridge. Two sets of bifold doors open onto the private roof terrace, with flush flooring creating a seamless transition between inside and out. An outdoor heating lamp extends its use beyond summer.

The principal suite includes a dedicated study and dressing area with extensive built-in storage, leading upstairs to the bedroom with built-in king-size headboard and dressing table. The generous en-suite features a freestanding double-ended bath, twin wall-hung basins, mirrored cabinetry, walk-in shower, two skylights and underfloor heating.

The second bedroom has space for a king-size bed, full-height fitted wardrobes, oak flooring and a partially vaulted ceiling. Together with the adjacent shower room, it works particularly well as a private guest wing. Further storage and a concealed utility area add everyday practicality.

The majority owner-occupied gated development is set back from Colnbrook Street, with telephone entry, a private front door and alarm system. The property includes a share of freehold and a lease of more than 980 years, with no ground rent and an unusually low annual maintenance contribution.







Situation

Colnbrook Street forms part of the Albert Triangle within the West Square Conservation Area, with residents enjoying private access to the secluded Albert Triangle Community Garden and historic West Square directly opposite.

Geraldine Mary Harmsworth Park and the Imperial War Museum grounds are moments away, while the South Bank, Borough Market and the restaurants, cafés and amenities of Elephant Park are all within easy reach.

Elephant & Castle Underground is approximately six minutes away on foot, Lambeth North around nine minutes and Southwark thirteen minutes, providing excellent connections across central London.

With its own front door, three-level arrangement, generous proportions, private roof terrace and impressive architectural volume, this is a beautifully resolved and genuinely unusual central London home.

Additional Information

Local Authority: Southwark

Council Tax Band: D

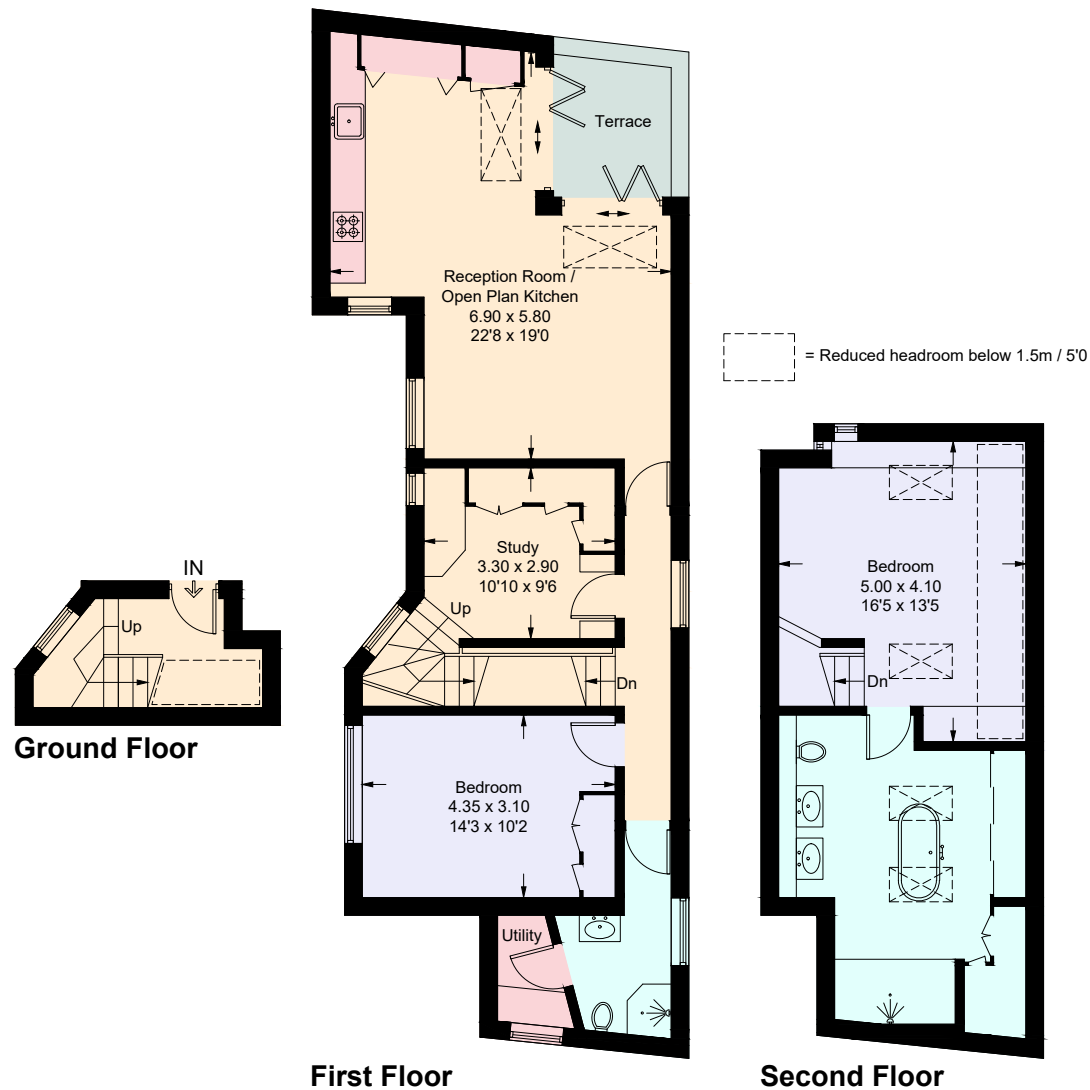
EPC Rating: D



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Approximate Gross Internal Area = 118.9 sq m / 1280 sq ft

Important Notice: These sales particulars are prepared as a general guide only. We have not carried out a survey or tested appliances/fittings etc. Measurements are estimated and rounded, they are taken between the internal wall surfaces and therefore included cupboards and other joinery. The details should not be relied upon for carpets, floor coverings, fixtures, fittings, furnishings et al. All fixtures, fittings, furnishings, kitchen appliances, whether fitted or not, are deemed removable by the vendor unless otherwise stated or agreed specifically as part of any eventual sale.