



Pearman Street

London, SE1

Asking Price £1,750,000

Rare 2,210 sq ft house in SE1, offering five bedrooms, two reception rooms, income potential, balconies, patio, extension scope and prime connectivity near Waterloo and Lambeth North, London location.

CHESTERTONS



Pearman Street

London, SE1

- 2,210 sqft terraced house
- Five bedrooms
- Two reception rooms
- Two balconies and a patio garden
- Prime SE1 location
- Great Transport Links



An exceptional house of 2,210 sq ft on Pearman Street, SE1, comprising a one bedroom ground floor apartment and a substantial four bedroom upper maisonette, offering rare flexibility, income potential and long term value in the heart of central London. The property is currently arranged as two leasehold flats, each with a share of the freehold, and on completion the building will be reconverted and sold as a single freehold house. The ground floor apartment blends period character with modern upgrades and has previously performed extremely well as short let accommodation. It features a spacious reception room with restored sash windows, oak flooring and underfloor heating, a contemporary fitted kitchen with integrated appliances, a generous double bedroom with walk in wardrobe, and a stylish bathroom with heated flooring. Externally, there is a private patio and side area, with neighbouring properties demonstrating clear scope for extension, subject to consent. Arranged above, the upper maisonette provides four bedrooms including a self contained studio with its own entrance, ideal for guests or Airbnb income, alongside two reception rooms. A 2018 kitchen extension features a breakfast bar and sliding doors to a balcony with London Eye views, while a further balcony enjoys Shard and City skyline views. Set moments from Waterloo and Lambeth North, this is opportunity to acquire a freehold home in SE1.

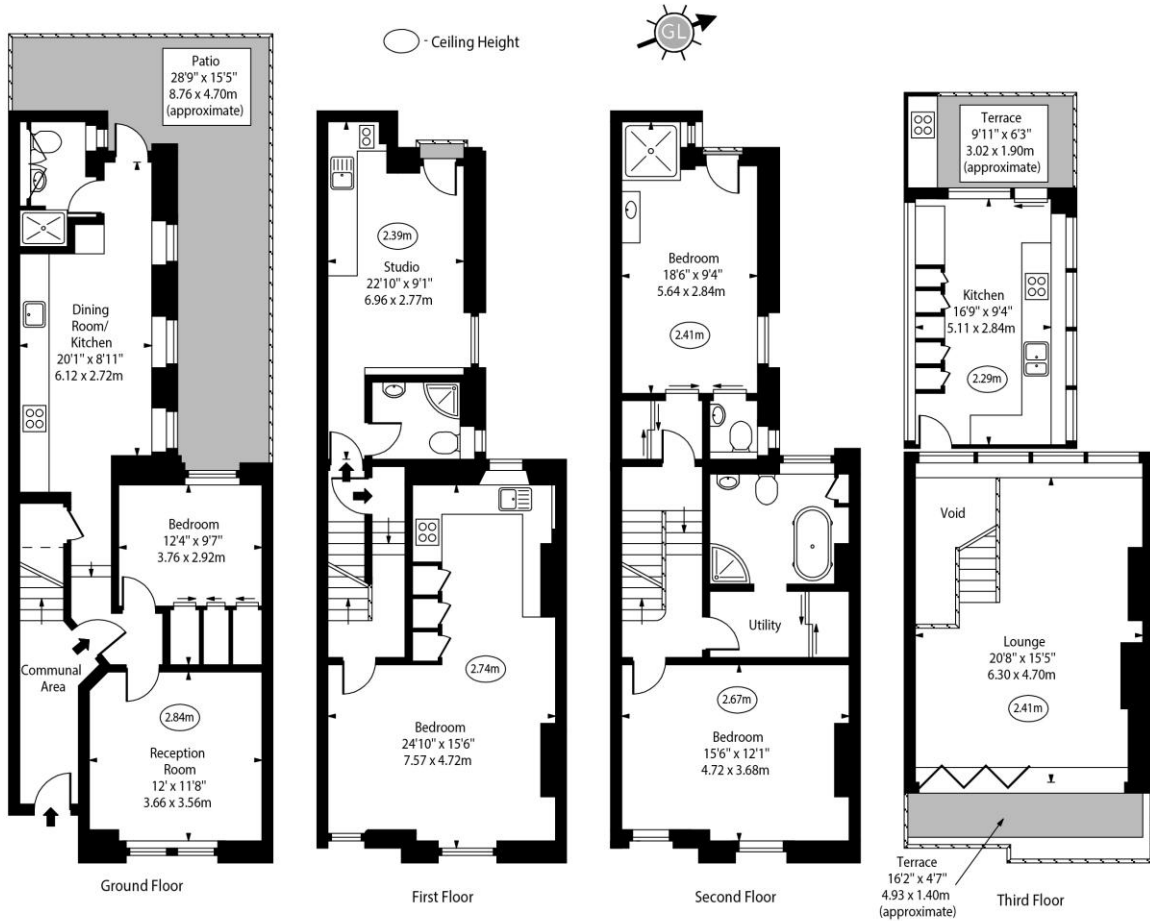
Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority: Lambeth Council
Council Tax Band: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Pearman Street, SE1



Approx Gross Internal Area 2110 Sq Ft - 196.02 Sq M
(Excluding Communal Area)

Approx Gross Internal Area 2210 Sq Ft - 205.31 Sq M
(Including Communal Area)

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.
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