



GLADSTONE STREET
LONDON, SE1

GRANT J BATES
— PROPERTY —



A characterful Grade II listed Victorian home in an incredible tree lined period London street

GJB

Gladstone Street, London, SE1

Freehold

- Grade II Listed
- High Ceilings & Big Sash Windows
- 1,454 Sq Ft
- Patio Garden & Terrace
- Access to Private Communal Garden
- West Square Conservaton Area
- Good School Catchment
- Excellent Transport Links
- Major Regeneration Area

Description

Set behind the handsome period façade of one of Gladstone Street's distinctive Grade II listed terraces, this beautifully proportioned three-bedroom home combines architectural character, generous living space and a wonderfully central London setting.

Arranged across four floors, the house retains the elegance of its Victorian origins while offering a flexible layout suited to modern life. High ceilings, tall sash windows and abundant natural light create an immediate sense of volume, while a private rear patio, roof terrace and access to a residents' garden provide valuable outside space in the heart of the city.

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The raised ground floor centres around an elegant double reception room, with original fireplaces and sash windows to the front and rear drawing light through the space. It can be enjoyed as one generous living area or separated into two more intimate spaces, ideal for entertaining or home working. Built-in shelving within the fireplace alcoves provides practical storage.

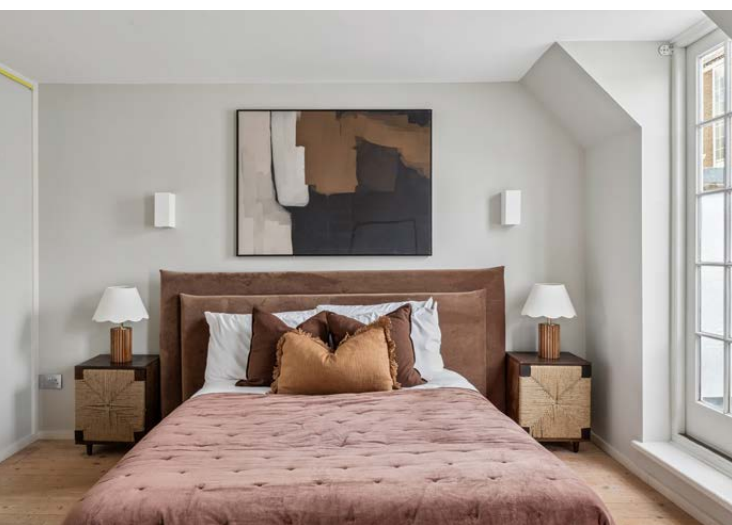
Occupying the entire lower ground floor, the kitchen and dining room provides generous space for family life and entertaining. The open-plan arrangement flows directly onto the rear patio, creating a natural extension of the living space for alfresco dining during warmer months. Unusually for the street, the house also enjoys direct access to the residents' garden, making it feel like an extension of the patio.

Two well-proportioned double bedrooms and a family bathroom occupy the first floor. Above, the principal suite spans the entire top floor, creating a private, light-filled retreat with a generous bedroom, en-suite bathroom and roof terrace overlooking the surrounding rooftops.

Gladstone Street is one of SE1's most appealing residential enclaves, a peaceful street of handsome Victorian houses within the West Square Conservation Area yet moments from central London. The private communal garden creates a genuine sense of neighbourhood and occasionally hosts barbecues and annual community gatherings.







The Imperial War Museum, South Bank, Borough Market and Waterloo are all within easy reach, while Parliament and St Thomas' Hospital lie just across the river. Elephant & Castle, Lambeth North, Southwark, Borough and Waterloo stations offer an exceptional choice of Underground, National Rail and Thameslink connections across London and beyond.

The neighbourhood continues to evolve, with new restaurants, independent businesses and public spaces complementing its established cultural and architectural character. Ongoing regeneration at Elephant & Castle and the reopening of the shopping centre is bringing further investment to the area, while Gladstone Street retains the quieter, community-led atmosphere that makes this pocket of SE1 so appealing.

For families, a number of highly regarded schools are nearby, including The Cathedral School of St Saviour & St Mary Overy, alongside a broad choice of educational options across the surrounding area.

A rare opportunity to acquire a substantial period house with genuine architectural character, multiple outside spaces and a strong sense of community in one of central London's best-connected neighbourhoods.

Additional Information

Local Authority: Southwark

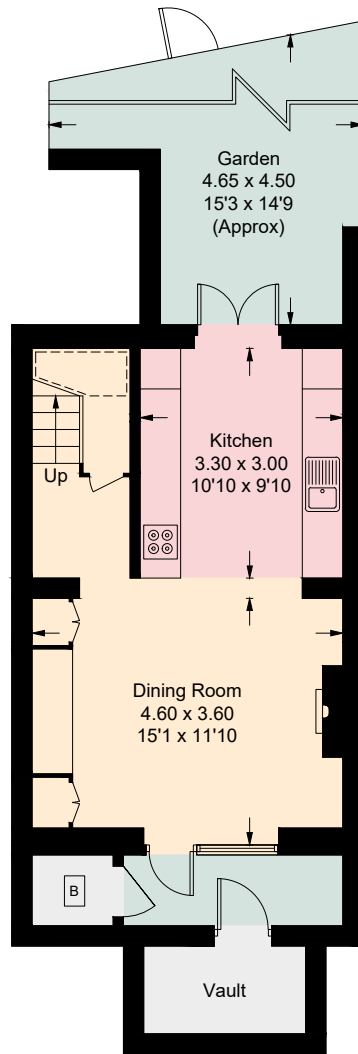
Council Tax Band: G

EPC Rating: D

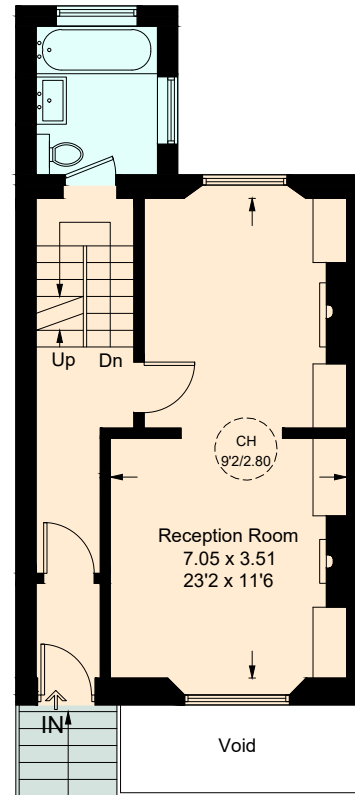


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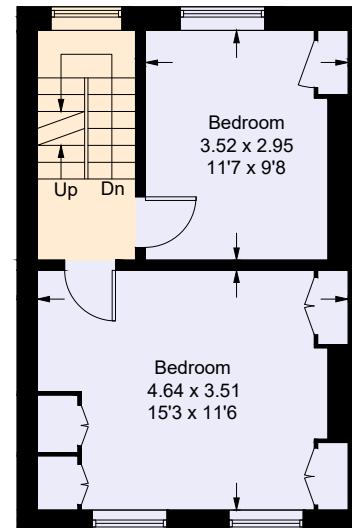


Lower Ground Floor

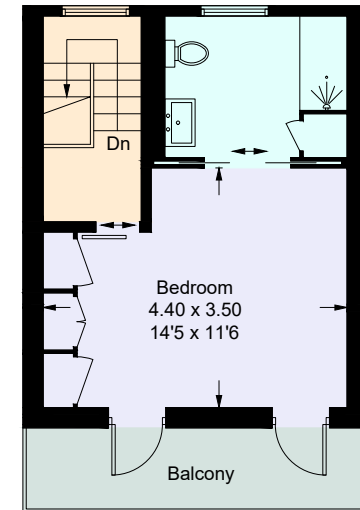


Ground Floor

 = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

Gladstone Street

Approximate Gross Internal Area = 130.6 sq m / 1406 sq ft, Boiler / Vault = 4.5 sq m / 48 sq ft, Total = 135.1 sq m / 1454 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.