



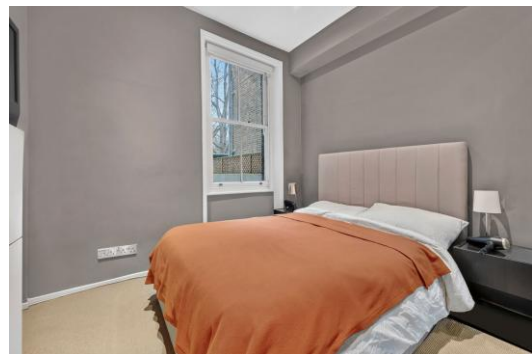
# Pearman Street

London, SE1

OIEO. £450,000

A stylish, upgraded ground floor period apartment in SE1 offering underfloor heating, quality finishes, private outdoor space and strong development potential, moments from Waterloo and excellent transport links.

**CHESTERTONS**



# Pearman Street

London, SE1

- Ground floor apartment with modern upgrades
- Restored sash windows with draft protection
- Underfloor heating throughout all main rooms
- Quality kitchen with integrated modern appliances
- Spacious bedroom featuring full walk in wardrobe
- Private patio plus useful side area
- Strong scope for future rear extension
- Exceptional SE1 location near excellent transport



Located on a quiet residential street in the heart of SE1, this beautifully presented ground floor apartment blends period character with thoughtful modern upgrades. The spacious lounge features restored sash windows with draft protection, individually controlled underfloor heating and solid oak flooring that continues throughout the main living areas. The contemporary kitchen is finished to a high standard and includes a full range of integrated appliances, creating a seamless and practical space for cooking and entertaining.

The well proportioned double bedroom also benefits from underfloor heating and restored sash windows, as well as a generous walk in wardrobe that provides excellent storage. The modern bathroom has been designed with comfort in mind and features heated flooring and discreet built in cabinetry.

Externally, the property enjoys a private patio with an additional side area. Neighbouring homes have extended to the rear and into the side passage, giving this apartment strong potential for future development, subject to the usual consents. The flat previously performed extremely well on Airbnb and is ideally placed moments from Lambeth North, Waterloo and a wide selection of nearby bus and rail connections. London's most iconic landmarks and cultural destinations are also within easy reach.

Offered fully furnished, including the Ligne Roset wall cabinet, this turnkey home combines style, comfort and excellent long term potential. The vendor, as freeholder, will grant a new 999 year lease upon completion.

**Tenure:** Share of Freehold 60 years 7 months

**Service Charge:** £0

**Ground Rent:** £200 Will be £0 / Peppercorn upon completion

**Local Authority:** Lambeth Council

**Council Tax Band:** C

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             | 67 D    | 77 C      |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Chestertons Tower Bridge Sales

220 Tower Bridge Road

Tower Bridge

London

SE1 2UP

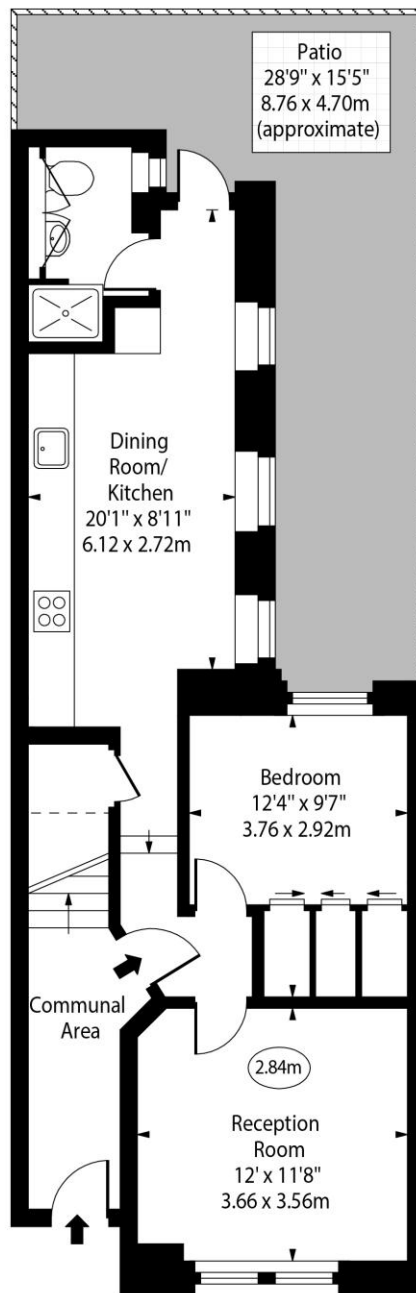
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# Pearman Street, SE1

○ - Ceiling Height



Ground Floor

Approx Gross Internal Area 495 Sq Ft - 45.99 Sq M

(Excluding 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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