

HARRIS LE BEAU



Studio One

38 St Oswald's Place, SE11

The Property

This astonishing light-filled property forms part of a grade II* listed Victorian school building and has been meticulously renovated and interior designed to an exceptional specification. The building was converted by renowned architect Tony Fretton in the 1980's and offers wonderful, rarely available volume. Studio One is approached via a secluded cobbled courtyard, which is set back from St Oswald's Place, tucked behind a secure gated arch.

The History

Built in 1860, the property is located on St Oswald's Place, which was previously known as Miller Lane, and is situated within an historic school building, formerly home to "The Lambeth School of Art". In 1860, HRH The Prince of Wales laid the foundation stone for the premises you see today and by 1863, local resident Henry Doulton (of Royal Doulton fame) had joined the management board and exhibited experimental works by the school's students, who were trained for pottery design work. Many of those students went on to work for Doulton. It is also thought that Vincent Van Gogh attended classes here.

In 1937 the school changed its name to the City and Guilds of London Art School (now based in Kennington). After the Second World War, extensive bomb damage throughout the capital prompted the establishment of restoration and carving courses at the school, to assist with the rebuilding of London's damaged architecture. Numerous significant artists from the 19th and early 20th centuries received their training at this institution, and today, Royal Doulton pieces that were decorated by Lambeth artists have become valuable collectors' items.







Entrance

The property is accessed via a glass-roofed extension, which connects the main space with a boot room, positioned around a private cobbled courtyard garden.





The Studio

The living room is a beautifully curated space with a soaring double-height ceiling, towering original windows and a delightful working fireplace. This remarkable room measures 36ft x 17ft with 14ft ceilings and would be perfect for those seeking a wow-factor entertaining space or somewhere to display artwork. It offers dramatic volume whilst also feeling cosy.



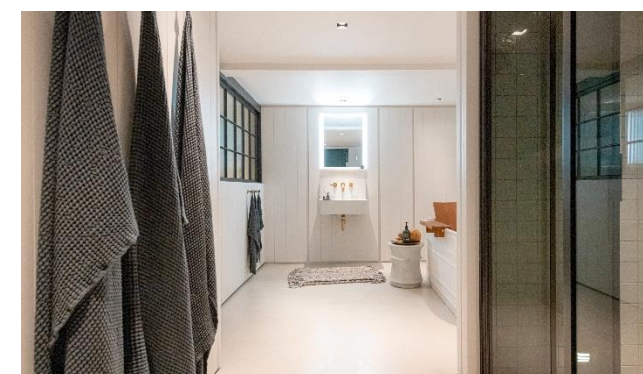
Kitchen

The bespoke, hand-made kitchen was crafted from solid-wood by a local carpenter to the highest of standards. Featuring Miele appliances, Vola taps and underfloor heating with views over the cobbled courtyard, the kitchen is semi-open-plan with a breakfast bar situated at the boundary to the main living area, making it perfect for entertaining. There is also a pantry, larder and a 'Winecave' for storage of up to 70 bottles.



Principal Bedroom Suite

Overlooking a beautiful courtyard garden, the extremely spacious principal bedroom suite measures 17ft x 16ft with 14ft ceilings. The suite is accessed via a large walk-through dressing room with beautiful, fitted joinery and cleverly located pocket doors that provide privacy when required, from the otherwise flowing open space. The large ensuite bathroom features an AGAPE bathtub, Bert & May tiles, a Geberit shower WC and underfloor heating.



Additional Bedrooms

Upstairs you will find two further bedrooms with bespoke built-in-wardrobes and a Jack-and-Jill bathroom.





The Setting

Studio One is set behind secure gates, in a quaint, cobbled courtyard. It occupies two floors of one wing of an old school building and has its own front door and secure parking space. Upon entering the peaceful courtyard, you'd be forgiven for thinking you had arrived at a 19th century country home, then you remember you're in the middle of London, just a short walk from The River Thames and the Houses of Parliament.



The property benefits from its own private courtyard garden and also has direct access into a charming communal garden.



The Location

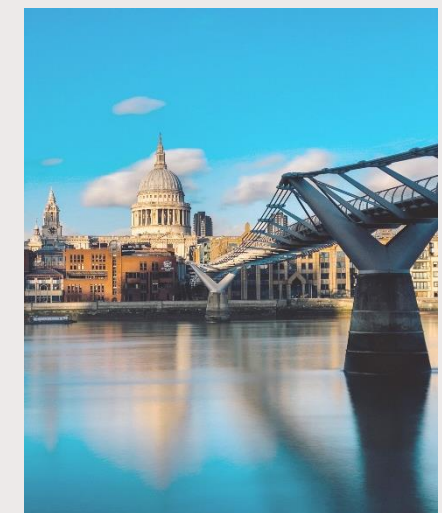
St Oswald's Place is perfectly located just a short walk from The River Thames for riverboat services and Vauxhall station for London Underground (Victoria Line) and National Rail services. The property is also located equidistantly between Kennington and Oval Stations for the Northern line. By road, there is easy access to the M3, for routes to the south coast, and the M4 towards Oxford, the Cotswolds and the West Country.



There are numerous green open spaces within proximity of the property including Vauxhall Pleasure Gardens, an area which has undergone a significant renaissance in recent years with the emergence of Damien Hirst's Newport Street Gallery, designed by Caruso St John Architects, and the Cabinet Gallery, designed by Trevor Horne.

One of London's oldest and most centrally located farms, Vauxhall City Farm, is also situated just moments from St Oswald's Place.

The Vauxhall, Nine Elms and Battersea 'opportunity area' is by far the largest regeneration zone in central London and now offers an abundance of café's, bars and restaurants as well as greatly improved infrastructure.



The highly regarded destination restaurant at Brunswick House, a nearby 18th-Century mansion, offers exceptional cuisine and an architectural salvage shop.

The Bonnington Café, a cooperatively run vegetarian restaurant on Bonnington Square, is a local institution.

Accommodation

- Three Bedrooms
- Two Bathrooms
- 37ft x 17ft Reception With 14ft Ceilings
- Principal Bedroom With 14ft Ceilings
- Boot Room/Utility
- Private Courtyard Garden
- Communal Garden
- Historic Gated School Conversion
- Grade II* Listed
- Approximately 2,306 Sq Ft
- EPC rating: D

Terms

- £3,000,000
- Share of Freehold



Discreet, Diligent, Property Professionals





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