



# Pearman Street

London, SE1

Asking Price £1,300,000

A rare four bedroom upper maisonette on Pearman Street offering exceptional space, two balconies with London skyline views, a self contained studio and outstanding flexibility moments from Waterloo, Westminster and the South Bank.

**CHESTERTONS**



# Pearman Street

## London, SE1

- Spacious four bedroom Victorian upper maisonette
- Self contained studio offering excellent flexibility
- Two balconies with impressive skyline views
- Large kitchen extension with glazing
- Dual aspect lounge with bi folding doors
- Restored sash windows
- Multiple development options across upper floors
- Prime SE1 location near Waterloo station
- Share of freehold
- 999 Year lease to be granted upon completion



This exceptional four bedroom upper maisonette on Pearman Street offers generous space, modern upgrades and rare flexibility within one of SE1's most characterful Victorian terraces. Cleverly arranged over the upper floors, it includes a self contained studio with its own entrance, ideal for guests, a pied à terre or Airbnb use, having performed successfully in the past. The remaining bedrooms include a large dual aspect room with scope for a master suite or home office, a rear bedroom with Juliette balcony and en suite facilities, and a spacious front-facing bedroom with double sash windows. A well appointed bathroom features a freestanding bath, separate shower and dedicated laundry space. The property retains restored period sash windows, while also benefiting from high performance triple glazing in the newer areas. The layout offers multiple development possibilities, including creating a separate apartment or enhancing the existing configuration, a rarity on a street where most houses are divided into three units.

The standout 2018 kitchen extension, one of the largest approved on the street, provides integrated full height fridge and freezer, dishwasher, wine fridge, a breakfast bar and large sliding glass doors opening to a balcony with views of the London Eye. The dual aspect lounge provides a superb additional living space with a DRU Metro gas fire, triple glazing, and bi folding doors leading to a second balcony with Shard and City skyline views. With excellent natural light, quality finishes and a peaceful yet highly connected location close to Waterloo, Westminster and the South Bank, this maisonette is a rare opportunity in one of central London's most desirable neighbourhoods.

The vendor, as freeholder, will grant a new 999 year lease upon completion.

**Tenure:** Share of Freehold 68 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	80 C	91 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### *Chestertons Tower Bridge Sales*

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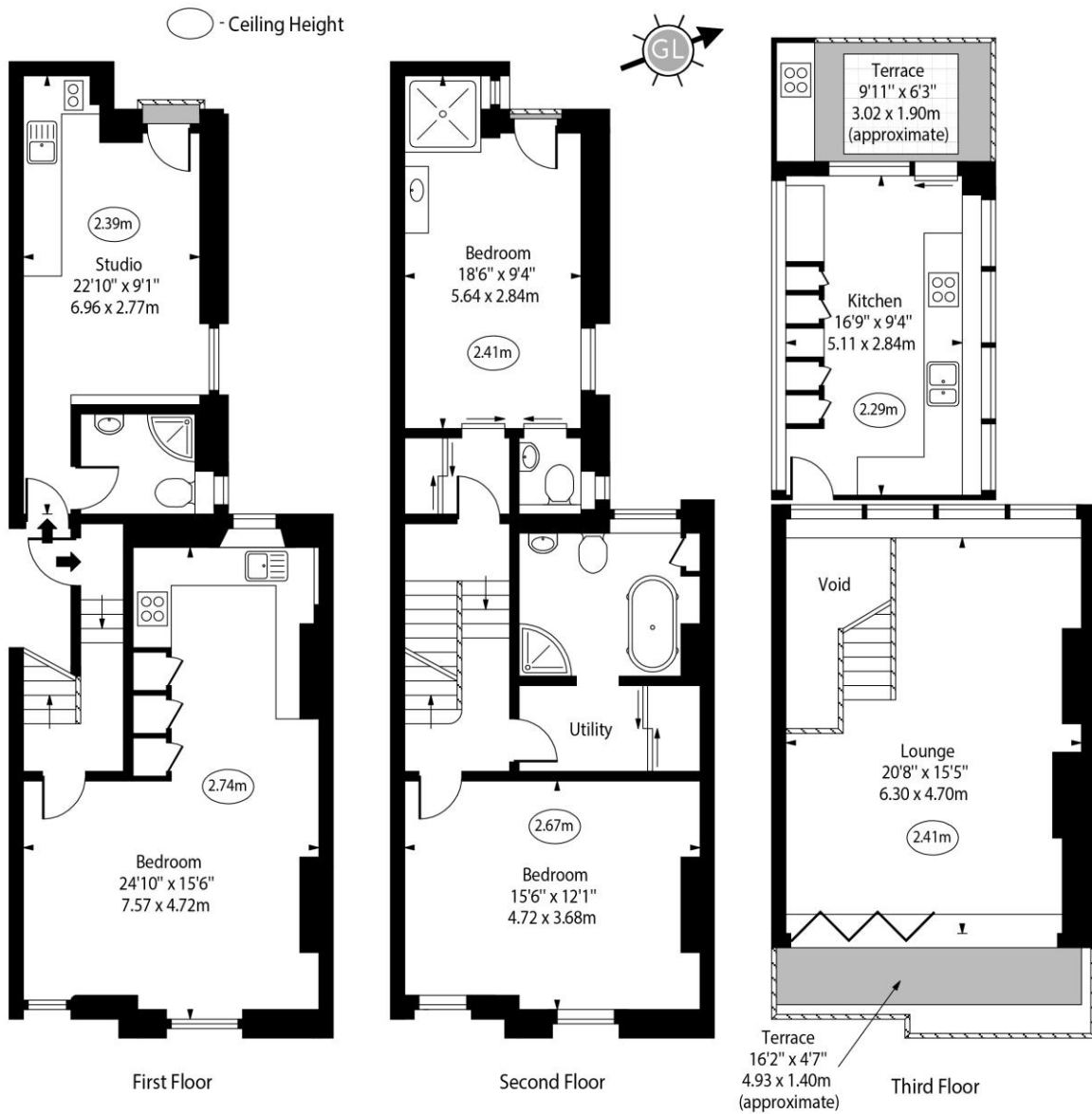
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Pearman Street, SE1



Approx Gross Internal Area 1615 Sq Ft - 150.03 Sq M

(Including Studio Flat)

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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