



Whittlesey Street, London SE1

A delightful Regency home in Whittlesey Street, is now for sale. This delightful Regency home (1823) is located in Whittlesey street, Waterloo. One of Central London's most desirable and recognisable streets. The Grade II* listed property is end-of-terrace, with side access to the pedestrianised Windmill Walk from the 660sq foot, Chelsea-standard, South-facing garden. The garden benefits from fruit trees, central lawn, rose bush, grape vine, original outside WC, sink and pond. The property has undergone extensive refurbishment and modernisation to the highest standard throughout, whilst retaining period features such as sash windows, wooden paneling and original coal fire-places. It is one of the largest and most well-appointed houses in the street. The German-made, bespoke designer kitchen has thick Corian work surfaces integrated into the sink and ceiling-high splash-backs. The kitchen extends into a large open-plan dining area with large bi-fold doors opening onto the garden.

The first front reception room has one wood paneled wall and sash window with wooden shutters. Central to the room is an original, fully functional fireplace with a beautiful cast iron surround. Across the hall, the second front reception room also has a wood-paneled wall, original working fireplace, sash window with wooden shutters. An under-stairs door leads down to the lower ground basement which has been fully tanked and contains a sitting room and study area at almost 300 sq ft - perfect for a teenager's den!

To the right side is the master double bedroom, with 2 built in wardrobes, original wood-paneled wall and an ornamental fireplace with art deco tiles. Opposite is the second double bedroom with an en suite wet-room, benefiting from natural light, floor to ceiling travertine marble tiles, shower, sink and toilet. The bedroom has a built in wardrobe, cupboards and shelving, original wood panelled wall and an ornamental fireplace with decorative cast iron surround. The family bathroom is beautifully arranged with built-in shelving and bath tub paneled in the same floor to ceiling travertine marble that lines the room. Next to the bathroom is a large marble-lined, walk-in shower room with natural light. The third double bedroom has original, small cast-iron cooking range with sash window and shutters overlooking the garden. A large floored and insulated loft runs the full length of the house and has pull-down stairs. Whittlesey Street is incredibly charming and peaceful, tucked away and sheltered as it is from the surrounding hustle and bustle of Central London, just a few hundred yards away. The River and the Southbank are a short stroll, giving easy access to the Tate Modern, National Theatre, the BFI and Royal Festival Hall, as well as excellent restaurants and bars.

3 Bedrooms : Bathroom : Shower Room : En Suite Wet Room : Reception Room : Sitting Room : Study : Dining Room : Family/Dining Room : Kitchen : Loft : Garden : Shed : Outside WC : EPC Rating TBC

Price : £2,500,000 Freehold



Terms and Conditions

Price

£2,500,000 Subject To Contract

Tenure

Freehold

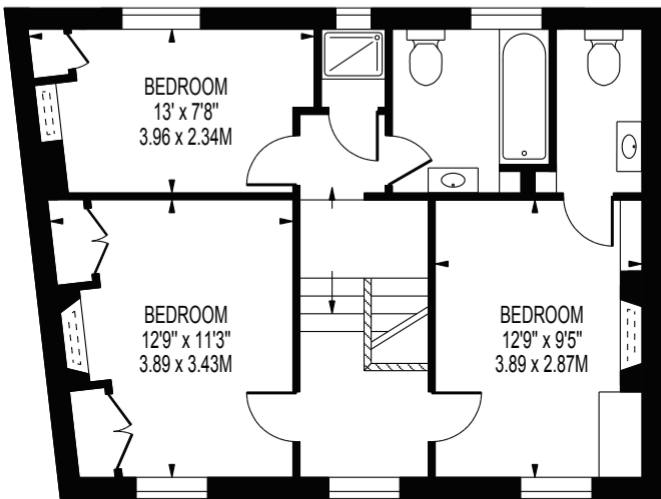
Disclaimer

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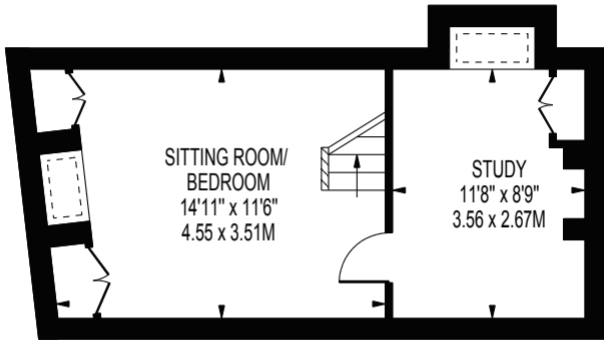
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WHITTLESEY STREET

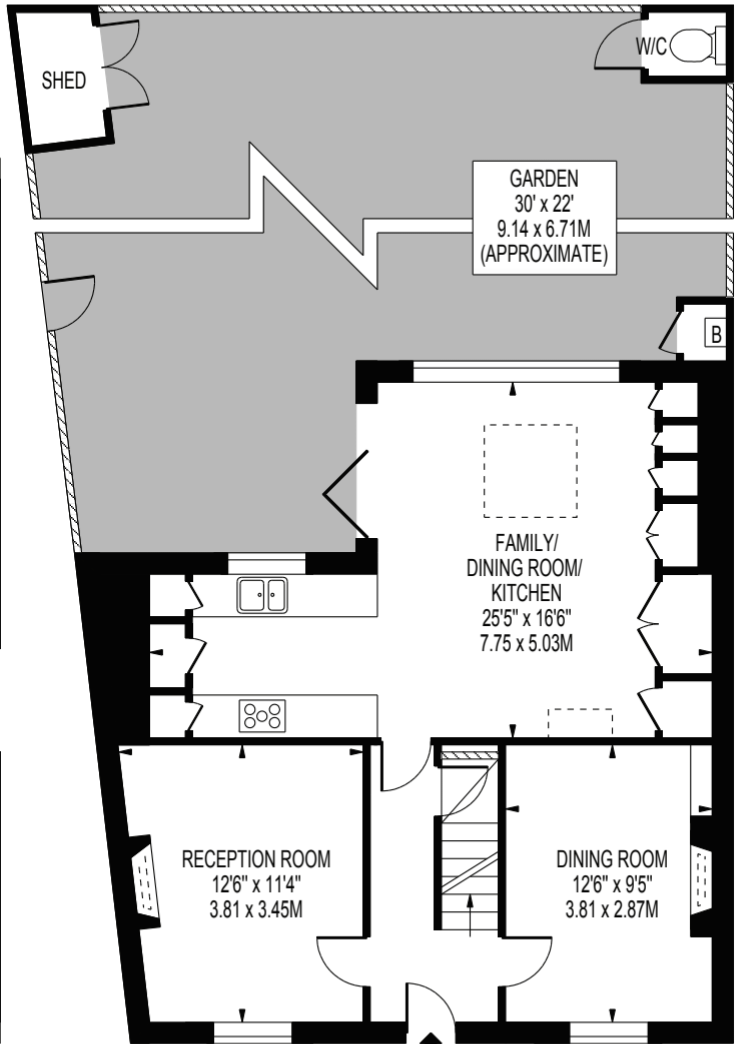
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1530 SQ FT - 142.15 SQ M
(EXCLUDING SHED, W/C & BOILER)



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be. For properties in England and Wales:

the average energy rating is D
the average energy score is 60