

INIGO



Kennington Road

LONDON SE11

SOLD

This wonderful four-bedroom Georgian house is situated in the middle of the Kennington conservation area. Built in c1792 as part of a terrace of houses along Kennington Road, a shop front was added in the mid-19th century, which has since been refashioned into a studio space. Extending over 2,700 sq ft, the house unfolds over five storeys with a private east-facing garden and vehicle access at the rear. A well-loved family home for many decades, the current owners have preserved and restored many period features. The house is in a brilliant position, close to all of the excellent pubs, cafés and restaurants of charming Kennington.

Setting the Scene

Kennington became popular after the construction of Westminster Bridge in 1738 increased access from central London. A flurry of building work ensued, including the construction of this house. Set back from the then newly expanded and improved boulevard-style road, the houses along the street were built to be large and handsome homes. In the mid-19th century, shop fronts replaced the deep front gardens on sections of the terrace.

Kennington Road

LONDON SE11

SOLD



During the 20th century, a sensitive conversion of the shop front introduced modernist elements seamlessly. The resulting home is a rare composite of nearly three centuries of architectural styles in almost perfect condition, preserving the best details from each era in a harmonious juxtaposition. For more information, please see the History section.

The Grand Tour

The house is accessed through the powder-blue former shop front. Entry is to an astonishingly expansive space currently used as a studio. Finished in a modern aesthetic in stark contrast to the façade, here, a large skylight allows light to flood the area. The eye is quickly drawn to the most striking feature, the entirely intact Georgian house front, complete with stairs leading to the original front door. This has a banded architrave, fanlight entrance, sash windows, and lower-ground floor entry. Used in various capacities over the years, this front room is impressive and inspiring. The enormous shop windows complete the light-filled space.

The original 18th-century former front door leads to a hall with half-height stripped wood panelling and arched detailing. A pretty living room with a pair of six-over-six sash windows, complete with shutters, overlooks the studio at the front of the plan. The room centres around the handsome original marble fireplace, which is still in working order, and the half-height panelling continues. Fluted cornice moulding is painted in a complementary tone; a detail echoed in the reclaimed architrave that leads through to the current dining area. Beyond the dining space is the kitchen; dual-aspect, it is a bright space built as a later addition with white painted floorboards and wooden cabinetry.

On the lower-ground floor, a space that was the original kitchen and scullery has been converted into an annexe. This could become self-contained as it has separate private access to the garden. Here, in a bedroom at the front of the plan, the original cast-iron range cooker remains in place, and sash windows look out onto the studio space. There is also a utility area, a bathroom and a small living space at the back of the plan on this floor.

Kennington Road

LONDON SE11

SOLD



Stairs ascend to the first floor, where the original drawing room has a pair of full-height sash windows and shutters. The room is completed with built-in bookcases on either side of the fireplace. A large family bathroom is at the back of the plan and overlooks the garden.

The second floor is home to two good-sized bedrooms. The current owners extensively renovated the third floor, exposing the original roof structure and converting the space into an expansive bedroom with views of both sides of the plan.

The Great Outdoors

A door in the ground-floor hallway and another on the lower ground open to a charming east-facing garden at the back of the plan. The gently tiered space is planted with mature shrubs and herbaceous borders. A substantial pear tree produces an excellent crop of fruit each year. Gates at the back of the garden lead onto a private passage, which can be used to access the property by car.

Out and About

Kennington Road is close to many excellent amenities. There is good coffee and cake to be found at Vanilla Black, Sally White and Urban Botanica, and there is a daily vegetable and flower market nearby. The Prince of Wales on Cleaver Square is loved by locals, while a little further afield is the bastion of good pub cuisine, The Canton Arms, as well as the newest outpost of Theo's Pizzeria. Bonnington Square, home to deli and cafe Italo, is also close at hand.

The Grade II-listed open spaces of Kennington Park are just across the road. There are football, tennis and basketball courts, an outdoor gym, cricket nets and table tennis tables, plus excellent pizza from Collective and fresh bread by Cable Bakery. It is a short walk to the South Bank of the River Thames. The Kennington Triangle has undergone something of an artistic rebirth in recent years; within a short walk are the Newport Street Gallery, The Sunday Painter, Cabinet Gallery, Gasworks, and The City & Guilds London School of Art.

Kennington Road

LONDON SE11

SOLD



The nearest stations are Kennington and Oval, which are served by both branches of the Northern Line. Vauxhall (Victoria Line and National Rail services towards Waterloo), Lambeth North and Elephant and Castle (Bakerloo Line) are also within easy reach. There are good bus routes into central London from Kennington Road.

Council Tax Band: F

INIGO



About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.