



Pepy's House
Park Street, London SE1

A magnificent Grade II listed Victorian terrace house, (2,771sq.ft.) in the Bear Gardens Conservation Area.

Rising like a Phoenix from the ashes of one of London's darker pasts, this stunning four double bedroom townhouse is built on the historic site of the Elizabethan bear-baiting pits, as mentioned in Samuel Pepys' diaries. Ideally located on a quiet street in striking distance of London's Southbank, the City of London, Tate Modern, Borough Market and Shakespear's own Globe Theatre.



2 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



LEASEHOLD



2,771 SQ FT



**ASKING PRICE
£3,000,000**



The property

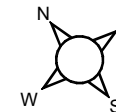
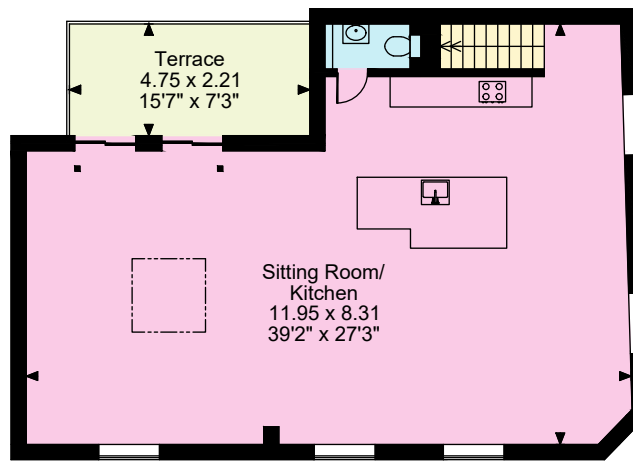
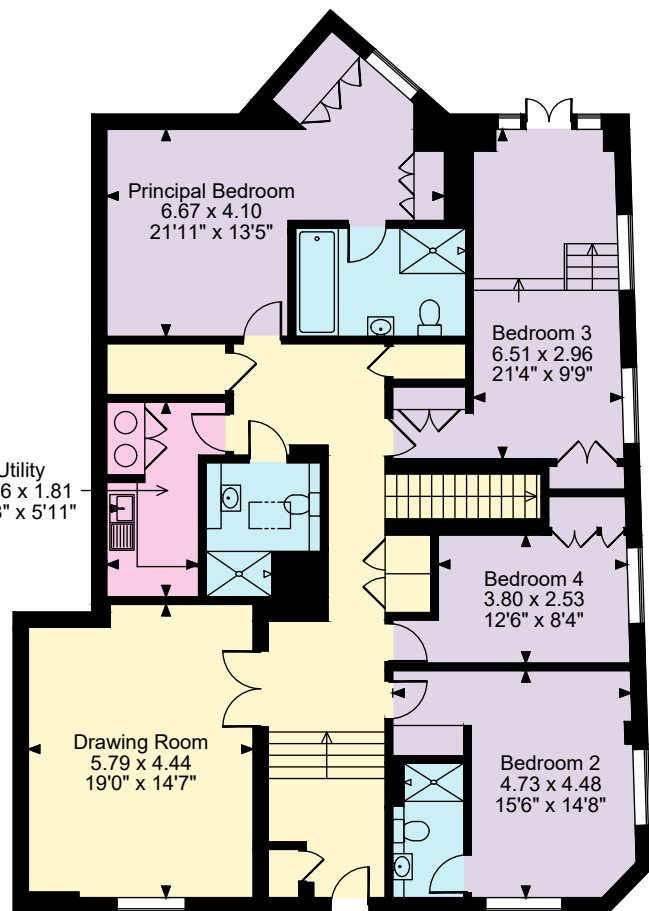
Built 1860, the building has undergone substantial redevelopment, modernisation and conversion to residential use, turning this once indusitrious space into a unique home. The original architectural features add both character and substantial space to the internal rooms. The clever use of contemporary interior design styling also adding a level of sophistication and comfort for relaxed family living. The two levels are fitted with underfloor heating throughout.

A welcoming entrance hall off Park Street (with side cloak cupboard) leads past a large reception room (measuring 5.79m x 4.44m), ideal suited for greeting guests, entertaining or holding business meetings. The hall leads on to four double bedrooms (two en-suite), family shower/cloak room and utility room. All bathrooms are finished to a high standard.

A central staircase climbs to the open-plan principal reception with guest cloak room on the second floor inc. kitchen/ reception/dining room (measures 11.95m x 8.31m). Its impressive open-vaulted ceiling is braced by solid oak timber beams, adding height and scale. To one side are two sets of glazed doors opening onto a west facing external courtyard (measuring 4.75m x 2.21m). The open-plan arrangement affords true flexibility with stylish contemporary kitchen making the space ideal for cooking and entertaining.







The position & size of doors, windows, appliances and other features are approximate only.
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In all, this is a tremendous Victorian London home with contemporary twist, ideally suited for professionals, families, investors and or international buyers.

Outside

Nestled on the edge of Southwark and the River Thames, Park Street is superbly located for access to the financial district of the City of London. The Tate Modern art gallery, St Paul Cathedral and Shakespeare's Globe Theatre.

In striking diatsance of the vibrant South Bank riverside, the National Theatre, the London Eye and the Houses of Parliament. Pepys House is minutes from the iconic foodie hub of Borough Market with its incredible food market and what may be considered some of the best bars and restaurants in London. There are excellent transportation links and schools locally.

Floorplans

House internal area 2,771 sq ft (257 sq m)
For identification purposes only.

General

Tenure: Leasehold - 234 Years Unexpired
Local Authority: London Borough of Southwark
Broadband: Fast
Service Charge: £2,540pa
Ground Rent: £350pa
Council Tax: H
EPC Rating: C
Services: Mains gas, water, electricity and drainage.
Fixtures and Fittings: Certain items are excluded from sale, but may be available by sepearte negotiation.
Parking: No Parking, temporary visitor permits can be purchased from the local authority at additional cost.

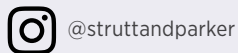
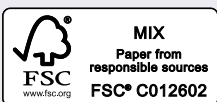
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