

# GRANGE ROAD

LONDON SE1 3BH

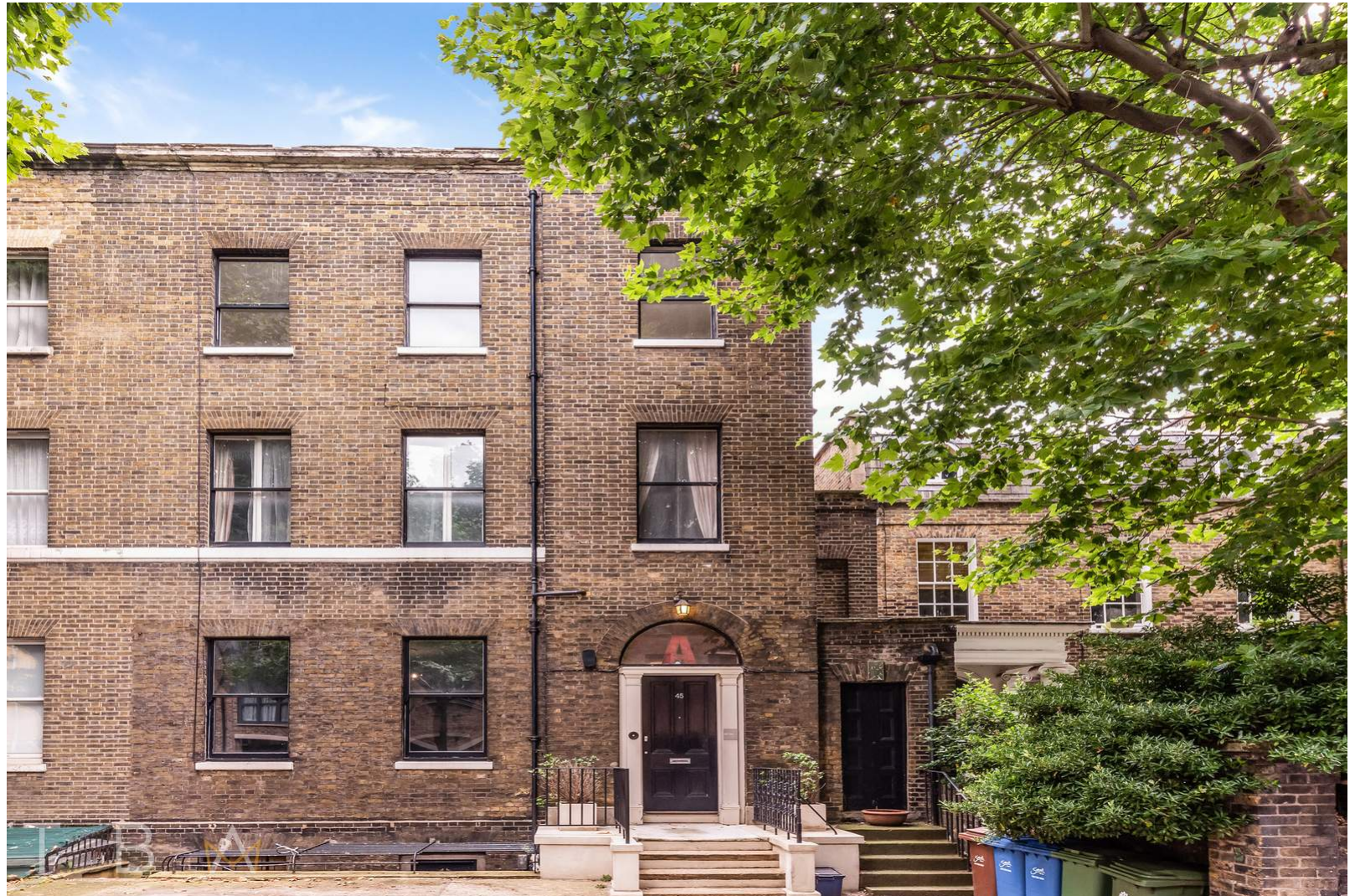


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Freehold

- Grade II listed Georgian Townhouse
- Over 4000 sq ft (approx)
- 5/6 bedroom, 4 bathrooms
- Built 1840
- Preserved historical features throughout

For the first time in over 22 years, this Grade II listed Georgian house built circa 1840 is available in SE1 just off Bermondsey Street. There are historical houses, then there is The Art House. Spanning over 4000 sq ft approx. (extending to circa 4800 sqft approx. including vaults, cellar and hidden store rooms) with five/six bedrooms, this palatial house has the beauty of preserved character throughout all four floors. Including the original marble fireplaces, cornicing, ceiling roses, large sash windows with stripped back shutters, stained glass windows, wide wood floorboards and stunning curved ornate mahogany staircase. With off street parking to the front along with three separate entrances and south facing rear garden, the size and scale of this freehold along with the abundance of original features, makes this a rare find.



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Steeped in history, the house was lived and worked in by Dr Alfred Slater in the early 1900's who is known as 'the man who created the NHS before the NHS was created'. It was also used as a hospital during the First World War as was bought by the Bermondsey Medical Mission in 1946 for staff accommodation. In recent years The Art house has been used for many film and TV locations as well as photo shoots, gallery and event space.

On the raised ground floor an entrance and hallway with impressive sweeping staircase leads to two reception rooms, study or a library, bathroom and a laundry room. With separate access to the lower ground floor (formerly the servants access), is a large kitchen with breakfast bar and dining area which leads to the south facing garden. On this level is a good sized additional room (possible bedroom or study) with access to the garden, storage and a large cellar. On the first floor are two large bedrooms both with en-suite



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bathrooms and an additional bathroom with window to the rear and a free standing claw foot bath. On the top (second floor) are three further rooms one of which is a large open plan space (perfect for a studio/workspace) with windows to the back and front and skylight with access to large loft space and the roof which could easily be split into two bedrooms. There is potential to extend the house even further on the roof and to the rear (subject to planning)

Situated within minutes of Borough, London Bridge and Bermondsey stations, access across London is easy. The River Thames, The Shard, Tower Bridge and Bermondsey Street are all on the doorstep with a huge choice of galleries, venues, restaurants and pubs. A short walk away is Borough Market, which one of the largest and oldest food markets in London, along with Maltby Street Market which both offer a mix of eateries, artisan shops and pubs.



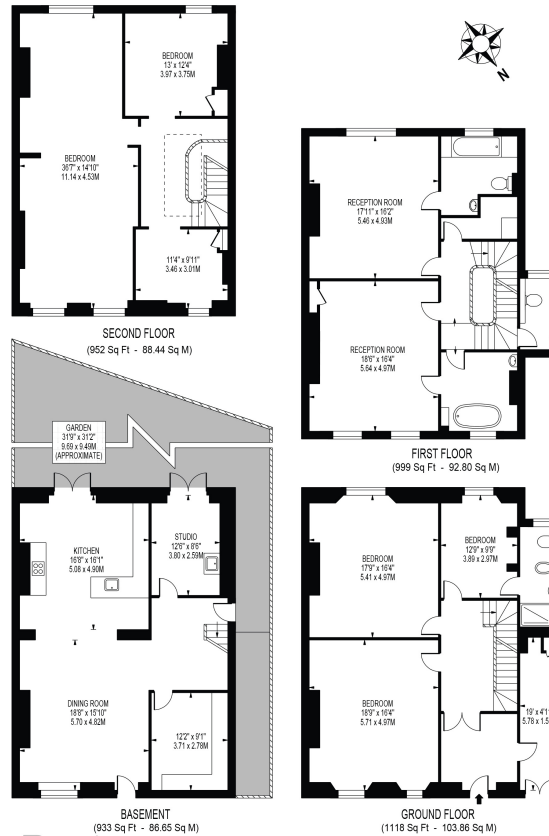
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**GRANGE ROAD**

APPROXIMATE GROSS INTERNAL FLOOR AREA: 4002 SQ FT - 371.33 SQ M



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