

# Regency House

Region: London Sleeps: 10

## Overview

Located in a very desirable part of South London close to all transport links, is the five-bedroomed Regency House. Built in 1829, it has kept many of its original features and has been beautifully preserved and is presented with a magical blend of traditional and modern decoration. Spread over three floors, it boasts three living areas, five double bedrooms, two bathrooms, two kitchens and a delightful mature walled garden.

On arrival at this magnificent property, you cannot fail to be impressed by its double regency façade and gravelled drive that enables parking for two cars, which is a rarity in London. Upon entering the property, you will be greeted by a long narrow entrance hall with highly polished exposed wooden floors, original cornicing, and a flight of stairs to the first floor and lower ground level.

On the left is a door to the first living room. This living room also has the advantage of a beautifully polished exposed wooden floor, original cornicing, and ceiling rose. It is tastefully furnished with a modern corner sofa unit and footstall, original fireplace and flatscreen television.

An archway leads to the absolutely stunning kitchen with original polished exposed floor and plaster work. It is fully equipped with floor to ceiling units, an exposed fireplace and an American-style fridge freezer. It also boasts a stylish island with a butler sink and seating for up to four people.

The second communal space is a perfect reception room or workspace. Sympathetically decorated in the original style of the house it too has an exposed wooden floor and original decorative plasterwork. Painted in soft tones of yellow, it is light and bright and is equipped with an original fireplace with a grand mirror over it, a polished occasional table and a desk and chair. Tall windows offer views of the front of the house and garden. Double doors will take you to a cosy living area three. Decorated in the same soft tones of yellow, it too has the original wooden floor, decorative plasterwork and fireplace with a matching grand mirror. A window overlooks the back of the house and garden. It is equipped with a comfortable sofa, coffee table and flatscreen television.

There is an additional kitchen on the lower ground floor which is fully equipped with fresh white floor to ceiling units, tiled flooring and a central dining table that seats four.

Bedroom one is an amazing space! Bright and light, it features an original



decorative fireplace, a king-sized bed with a built-in flatscreen television and an opulent rug. Bedroom two has an original polished wood floor and a decorative fireplace with a wall-mounted flatscreen television. It is stylishly decorated to incorporate a black and white theme and is equipped with a king-sized bed, fitted wardrobe and stylish gloss bedside cabinets. Bedroom three has an original wooden floor and decorative fireplace with a wall-mounted television, a king-sized bed and matching mirrored bedside cabinets. Bedroom four is spacious and bright. Fully carpeted, it features a double bed and freestanding wide-screen television. Bedroom five is also a double bedroom. It is fully carpeted with fitted cupboards on either side of a chimney breast.

Bathroom one is the height of opulence! With a large marble-style wall and floor tile, it features a built-in shower with a rainfall head, a large vanity basin, WC, and a built-in linen cupboard. The Piece de Resistance is the magnificent freestanding roll-top bathtub that takes pride of place in the centre of the room. Just imagine soaking yourself here after a day of admiring all the sights London has to offer.

Bathroom two can be found next to the utility room on the lower ground floor and is more compact but beautifully fitted. It is black and white themed and equipped with a walk-in shower, vanity unit and WC. The utility room is fitted with a washing machine and plenty of storage space.

Outside, the splendid walled garden has a paved patio area with lounge furniture, parasol and sun loungers. It also features a well-kept fire pit with mature shrubs and a lawn.

## Facilities

City Homes & Apartments • Easy By Train • Ideal for Kids • Ideal for Teens  
• Wi-Fi/Internet • Walk to Restaurant • Laptop Friendly Workspace •  
Washing Machine • Tumble Dryer • Dishwasher • Coffee Machine •  
Hairdryer • TV • Fire Pit • Heating • Parking Space • On-Street Parking  
• Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## The House

### Interiors

- Regency style double fronted house
- Open-plan kitchen and dining area
- Two kitchens
- Five double bedrooms
- Two bathrooms

### Exterior

- Walled garden with private patio
- Outdoor furniture
- Fire pit in garden
- Off road parking

### Additional Facilities

- Wi-fi
- Iron
- Refrigerator
- Freezer
- Microwave
- Double Oven
- Toaster
- Bathroom products
- Books and reading materials
- Travel cot with sheets





# Location & Local Information

Located south of the River Thames, Regency House is within walking distance of three stations, including New Cross Gate, Queens Road and South Bermondsey. A bus stop opposite will transport you to London Bridge for the Tower of London, Borough Market and the Shard.

Borough Market is a famous and vibrant market in Southwark, close to London Bridge and Southwark Cathedral. Originally it was established as a trading hub for farmers, traders, and merchants to sell their goods. Today this bustling market is famous for its fresh produce, including fruit and vegetables, fish, meat, and gourmet cheeses. Visiting this famous market is a shopping experience and a sensory delight. The vibrant atmosphere, the aromas of freshly cooked food and the opportunity to sample a plethora of gourmet products make it a food lover's paradise.

The Tower of London is a historic castle and fortress on the river Thames's north bank. It is one of the city's most iconic landmarks and has a rich and fascinating history spanning over a thousand years. The Tower has served various purposes throughout history, including as a royal residence, a prison, an armoury, a treasury, and a menagerie. Today it is a UNESCO World Heritage site and a major tourist attraction.

Construction began in 1066, shortly after William's conquest of England, and was completed around 1100. The Tower's primary purpose was to assert William's dominance over London and symbolise Norman power. Over the centuries, the Tower underwent several expansions and modifications by successive monarchs transforming it into a complex of buildings and fortifications.

One of the Tower's most notorious functions was as a prison. Some of the Tower's famous prisoners include Anne Boleyn, the second wife of King Henry VIII, and Lady Jane Grey, who was briefly declared Queen of England. Throughout its history, the Tower has functioned as an armoury, housing a vast collection of weapons, armour, and military equipment. The Crown Jewels of the United Kingdom have been kept at the Tower of London since the 17th century. They are displayed in the Jewel House, which is heavily guarded and is a popular attraction for tourists.

Just a ten minute drive from Regency House is the historic and charming town of Greenwich offering a wealth of attractions. The town has a rich maritime heritage and is home to the Old Royal Naval College, originally a hospital for sailors designed by Sir Christopher Wren.

Greenwich is the birthplace of the Prime Meridian, which divides the Eastern



and Western Hemispheres and marks the starting point for measuring time zones around the world. You can stand on the Greenwich Meridian Line at the Royal Observatory and have one foot in the Eastern Hemisphere and the other in the Western Hemisphere.

Astronomy enthusiasts would not want to miss The Royal Observatory. Here, you can learn about the discoveries of famous astronomers and explore exhibits related to space and time. Because of its convenient location on the banks of the river Thames, Greenwich is an excellent starting point for taking boat trips or river cruises, allowing you to see London's famous landmarks from the water.

Regency House is within walking distance of many convenience stores, pubs and restaurants. With so many good transport links to the South Bank, the West End and the City, the whole of London and its hundreds of restaurants, theatres and iconic attractions will be open to you.

## Local Amenities

Nearest Airport	<b>London Heathrow Airport (32.7 km)</b>
Nearest Town/City	<b>Peckham (2.4 km)</b>
Nearest Train Station	<b>New Cross Gate (1.4 km)</b>
Nearest Restaurant	<b>Xen Kitchen (350 m)</b>
Nearest Bar/Pub	<b>The Windsor (130 m)</b>
Nearest Supermarket	<b>The Food Warehouse by Iceland (400 m)</b>
Sightseeing	<b>Greenwich Park Prime Meridian (4 km)</b>

## What we love

- We love the sympathetic refurbishment of stunning Regency House. Built in 1829 and retaining many original features, it is comfortably decorated with a fusion of traditional and modern styles.
- Located in a desirable South London suburb, it has easy access to three stations and one bus stop making exploring the whole of London a breeze.

## What you should know...

- The property is protected by a security camera/recording device.
- Parking is available at the front of the house, please note there is a high curb to drive over the pavement to access the drive.
- The property may be in a ULEZ (Ultra Low Emissions Zone) area.

# Terms & Conditions

- Security deposit: £500 charged to client's credit card before arrival and refunded two weeks after departure, subject to full inspection.
- Arrival time: 4.00 p.m.
- Departure time: 11.00 a.m.
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 7 nights.
- Changeover day: Flexible.
- Pets welcome?: Not allowed.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage during their stay.