

FOR SALE

A HOUSE FOR
NICARAGUA



121 TYERS STREET LONDON SE11

OFFERS (FREEHOLD) ABOVE

£250,000



It incorporates many stunning features such as mahogany parquet flooring and cast plaster skirting on the ground and first floors, a solid mahogany staircase and hardwood doors throughout, and a beautiful walled garden. Further embellishments demand that the whole house be viewed as a work of art in its own right.

All the bricks, woodwork, ceramics, glass, radiators and the fireplace have been recycled, and restored to perfect condition. Gas fired central heating is provided, with radiators in all rooms.



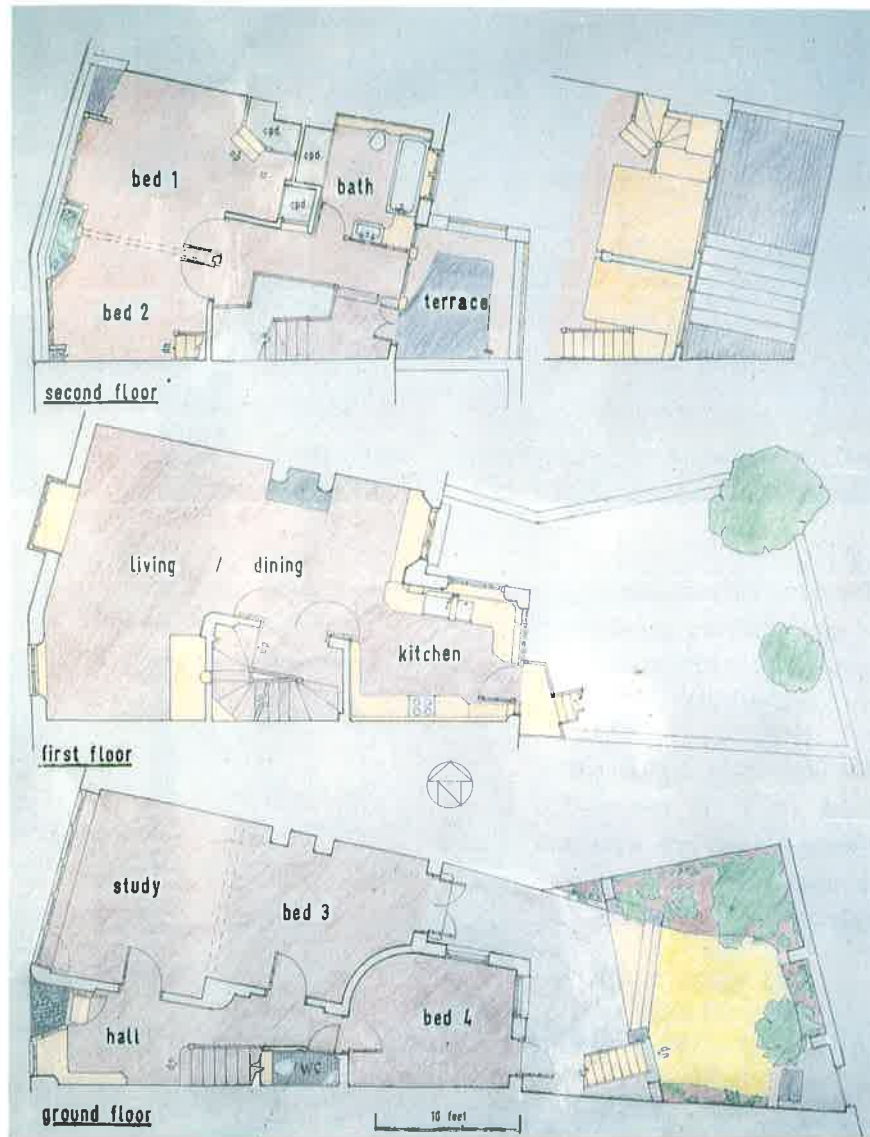
The layout has been planned to provide maximum versatility in the use of space. Planning permission exists for use of the ground floor for commercial, office or solely residential purposes.

The proceeds of this sale will be used to fund projects in Nicaragua which reflect the spirit in which the house has been built.

To view this remarkable property ring

071 820 0580





FRONTAGE: Victorian tiled recessed porch. Ceramic relief above first-floor arched window.

GROUND FLOOR

Solid oak front door with specially created stained-glass.

ENTRANCE HALL: Fitted cupboard containing electricity meter, WC beneath stairs with Victorian tiled floor and hand wash basin.

STUDY: Range of oak windows giving onto street, with separate access thereto.

BEDROOM 3: Rear French windows to garden. Currently these two rooms are combined to form a spacious *Studio/ Workshop or Office*.

BEDROOM 4: Two sash windows and arched door to garden. Alternatively this room could be used as *Utility Room/Office*.

Mahogany stairs leading to.....

FIRST FLOOR

LANDING: Double oak doors leading to....

LIVING/DINING ROOM: L-Shaped, with an oriel window and a large casement window to front, a large window to rear, with window seat, cupboard below and pine shutters. Slate fireplace.

KITCHEN: A spectacular hand-crafted pine kitchen, with plenty of fitted cupboards and worktops. Twin butler sinks with brass mixer tap unit. Hand made tiling splashback. Six double sockets. Unique vegetable stained-glass windows. Door giving access to garden via external stairs.

STAIRS with small internal jungle stained-glass window to living room.

SECOND FLOOR

UPPER LANDING: Glazed roof over spacious stairwell with ample shelving for plants. French windows to...

ROOF TERRACE: with built-in wooden benches

BEDROOM 1: West-facing casement windows, giving on to miniature water garden. Cedar panelled Mansard ceiling. Full height cupboard. Pine stairs to mezzanine Sleeping Gallery with East-facing clerestory windows.

BEDROOM 2: West-facing casement windows, giving on to the miniature water garden. Cedar panelled Mansard ceiling. Pine stairs to mezzanine Sleeping Gallery with East-facing clerestory windows.

Currently these bedrooms are combined to form a large *Studio Area*, with a range of West-facing casement windows covering virtually the entire frontage.

BATHROOM: cosy with wood panelled walls and ceiling. Stained-glass feature in window to landing. White cast iron bath with brass mixer tap unit with shower attachment. Hand-made tile surround. W.C, wash basin with cupboard beneath. Airing cupboard, Boiler cupboard.

ROOF: ceramic vulture sculpture.

OUTSIDE

WALLED GARDEN: including Patio, with a brilliantly coloured, talismanic glass mosaic on South-facing wall. Water tap with mosaic tiled surround. Outside lights. Steps to a Raised Lawn and Shrubbery. Victoria Plum tree. Gate to St Oswald's Place. Outside wall features a narrative naive mural painting, depicting a Nicaraguan scene.

PARKING in residents' parking bays in Tyers Street and in St Oswald's Place.