

AUCOOT



ADDRESS

Whatman Road, London SE23

PRICE

£650,000

ARCHITECT

Gilden Studio

TENURE

Share of Freehold

Occupying the garden level of an elegant Victorian terrace, this beautifully renovated apartment has been thoughtfully reimagined to create a calm and highly functional home centred around an exceptional kitchen, a generous private garden and approved plans for a detached garden studio.

The apartment unfolds from a generous entrance hall lined with bespoke storage, immediately establishing the careful attention that has been paid to both practicality and design. To the front of the plan is a wonderfully composed reception room where original proportions and period detailing have been sensitively retained. Soft neutral tones, restored cornicing and a striking cast-iron fireplace create a warm and understated backdrop.

At the heart of the home lies a superb kitchen and dining room extension. Bathed in natural light from a large skylight overhead and glazed doors to the garden, the space feels remarkably bright throughout the day. Bespoke shaker cabinetry, stone worktops and a substantial central island

provide both visual appeal and excellent functionality, while an abundance of integrated storage ensures the room remains calm and uncluttered.

The kitchen opens directly onto a generous terrace, creating a seamless connection between inside and out. Beyond lies a private garden with ample space for dining, entertaining and relaxation. Planning permission has been approved for a detached garden studio, offering the opportunity to create a dedicated workspace, creative studio or guest accommodation.

The principal bedroom is positioned and beautifully presented, while a second bedroom provides flexibility as a guest room, nursery or home office. Throughout the apartment, a restrained palette of natural materials, excellent storage solutions and carefully calibrated natural light combine to create a home that feels both elegant and effortlessly liveable.

EPC
C









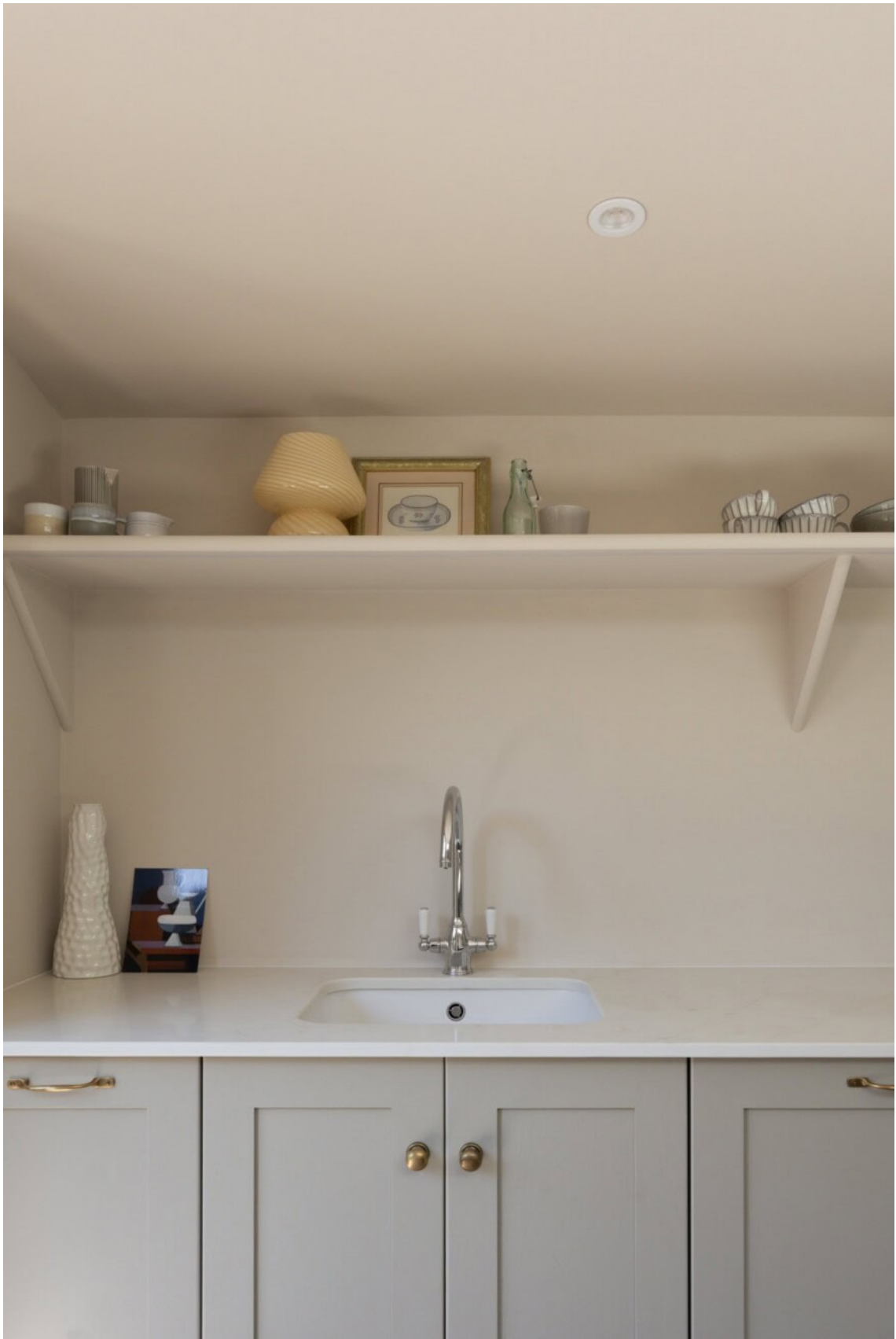


















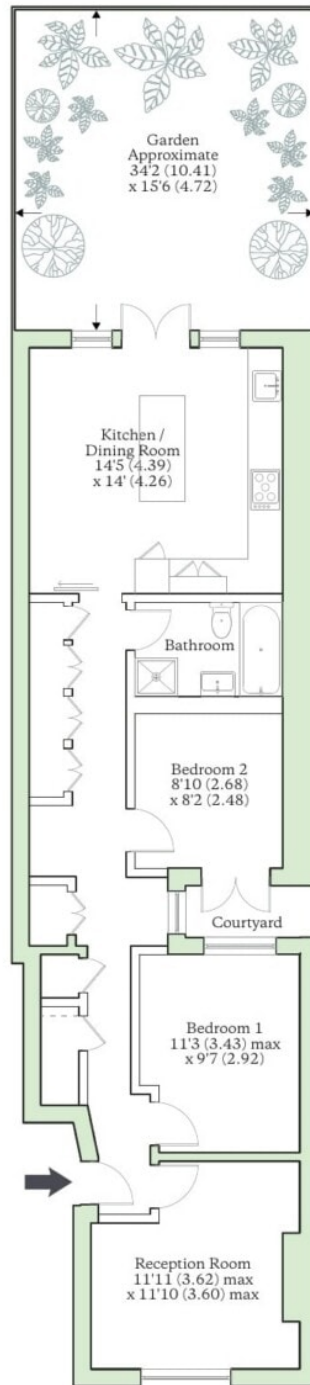




Whatman Road, London, SE23

Approximate Area = 782 sq ft / 72.6 sq m
 Limited Use Area(s) = 14 sq ft / 1.3 sq m
 Total = 796 sq ft / 73.9 sq m

For identification only - Not to scale



Denotes restricted
head height

GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
 Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026
 Produced for Aucoot. REF: 1466982

AUCOOT

These particulars are believed to be correct at the time of generation but their accuracy is not guaranteed and they do not form part of any contract. Measurements are approximate.
 Generated 18 August 2026. A further 15 photographs are available on the listing.