



Blue Book.

TELEGRAPH HOUSE

Kennington, London



Preface:

Accommodation:

Double reception Room | Dining Room | Kitchen | WC | Principal Bedroom with adjacent dressing room and ensuite bathroom | Two further bedrooms | Family bathroom

Garden and Grounds:

140sq ft terraced garden

For sale Freehold:

Approximate Total Floor Area

284.62 sq m / 3,064 sq ft

Telegraph House.



Telegraph House.

Why we love
Telegraph House

‘A beautifully executed restoration of a Grade II listed town house of historic importance.’

It is rare to find a house so meticulously restored where the fabric of the building has been so carefully preserved but now meets the exacting requirements of modern life. The elegant simplicity of the Georgian era is now combined to create a distinctly English house with a shared ethos of companies like Plain English in the kitchen and bespoke cabinetry throughout the house.

Subtle alterations have once again revived the symmetry that is synonymous with the Georgian era, working fireplaces, simple but correct cornicing and architrave, working shutters reinstated and sympathetic flooring (mostly the original floorboards) all add to the comfort and style that make up this beautiful home.

Like the neighbouring period enclaves of Kennington, Stockwell and further away Spitalfields, West Square is completely preserved with a square garden that serves the whole of the community.

Telegraph House.

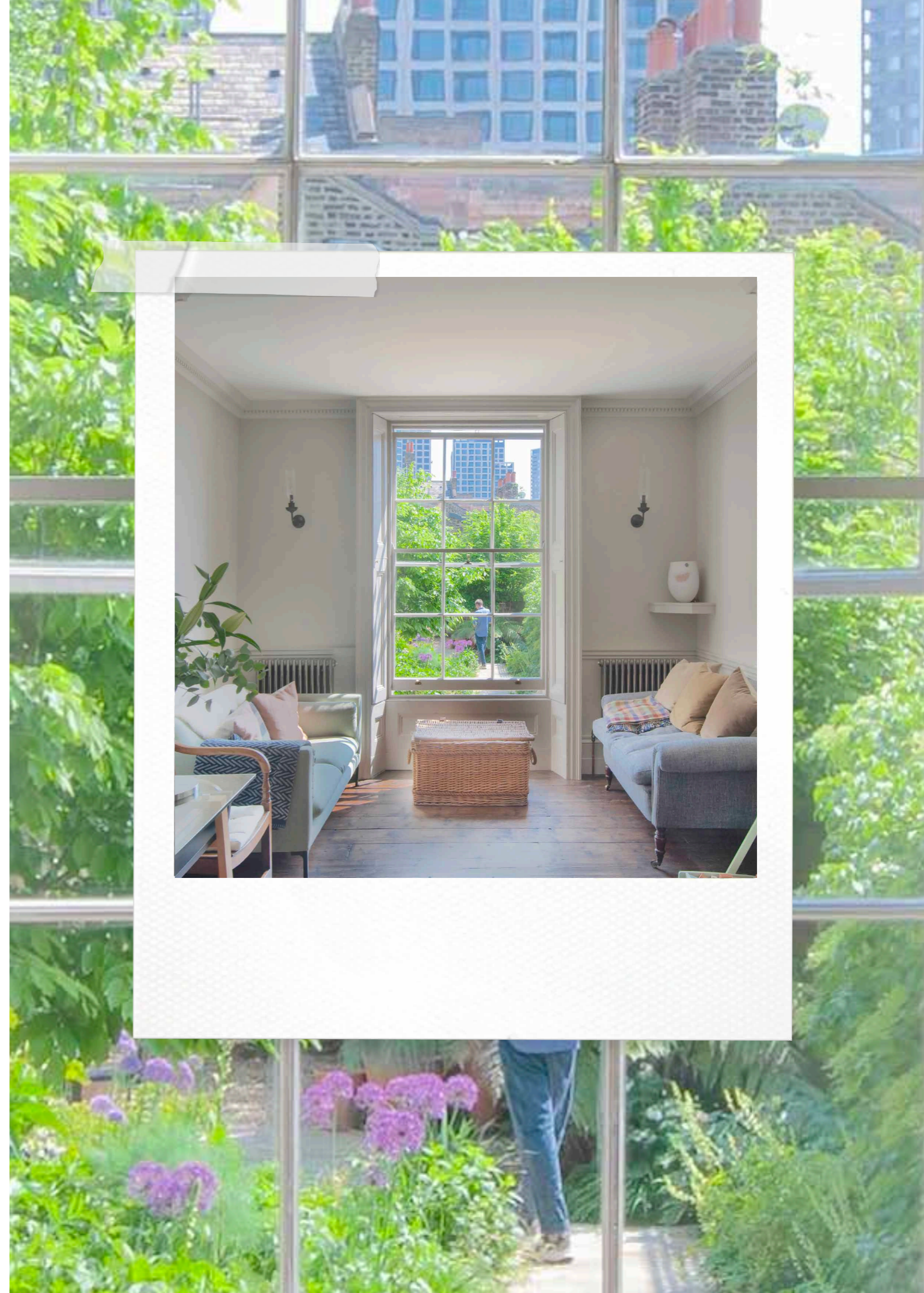


Approached via steps (with two vaults under the pavement, one currently used as a wine store and the other for wood and recycling) to the raised ground floor, the main reception room with a double aspect overlooks both the square garden to the front and the private garden to the rear.

The kitchen on the lower ground floor features a range of bespoke units by designers Plain English, a La Cornue range

along with Carrara marble counter tops that evoke the original marble hearths in the formal reception rooms. The sandstone flooring in kitchen and dining room, has a soft warmth to it which is further assisted by installation of underfloor heating.

Modern Crittall style French windows lead on to the garden bringing light and sunshine in the dining room.





Telegraph House.

Progressing upstairs is a cloakroom on the half landing with a bulls eye window reminiscent of a ship's port-hole, along with Robert Kime wallpaper.

The principal bedroom occupies the whole of the first floor with the full width bedroom looking out over the square gardens, a walk through dressing area takes one to the en-suite bathroom with Albion Bath Company bath and Aston Matthews fittings.

The second floor follows a similar layout but with a third bedroom used as a study.

The top (third) floor is remarkable for being the only one in the terrace. This

floor is vital to the history of the house as it once housed the operators of the semaphore signals. Now it is a large double bedroom with bathroom and a wonderful artist's studio with a terrace that reveals a remarkable landscape. The original Victorian terraces, familiar to generations are now enhanced by a new 21st century view of many of London's more vibrant buildings.

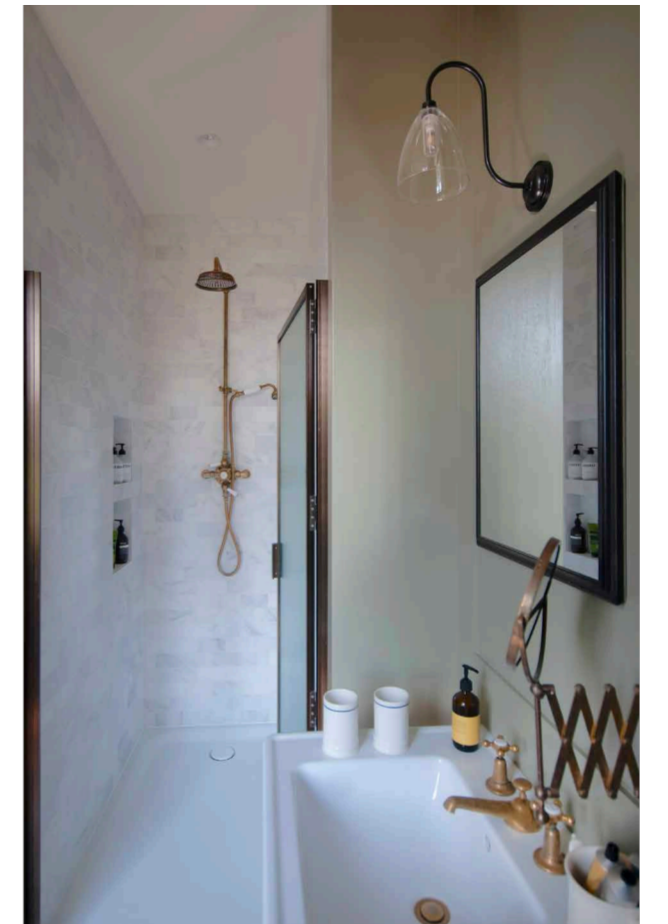
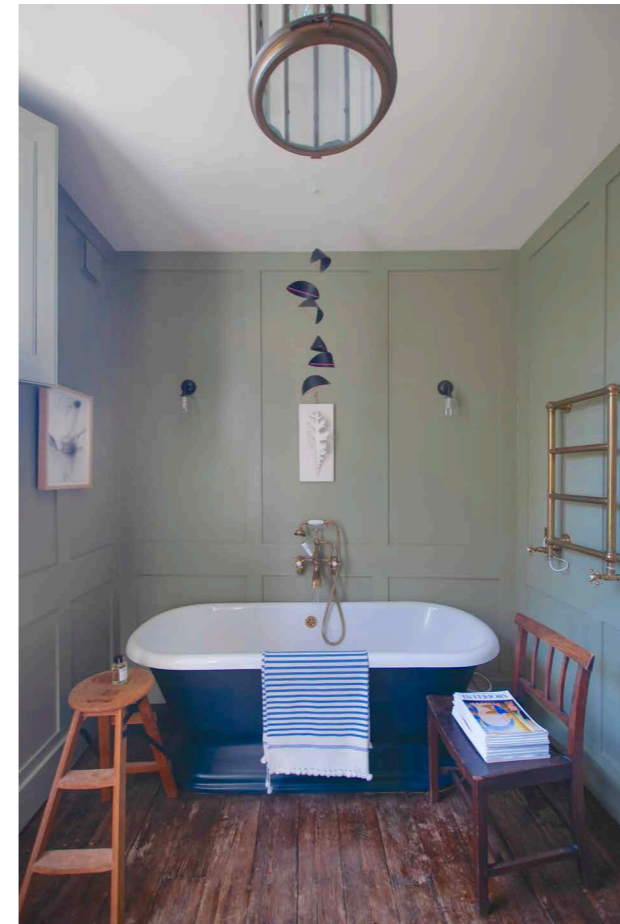
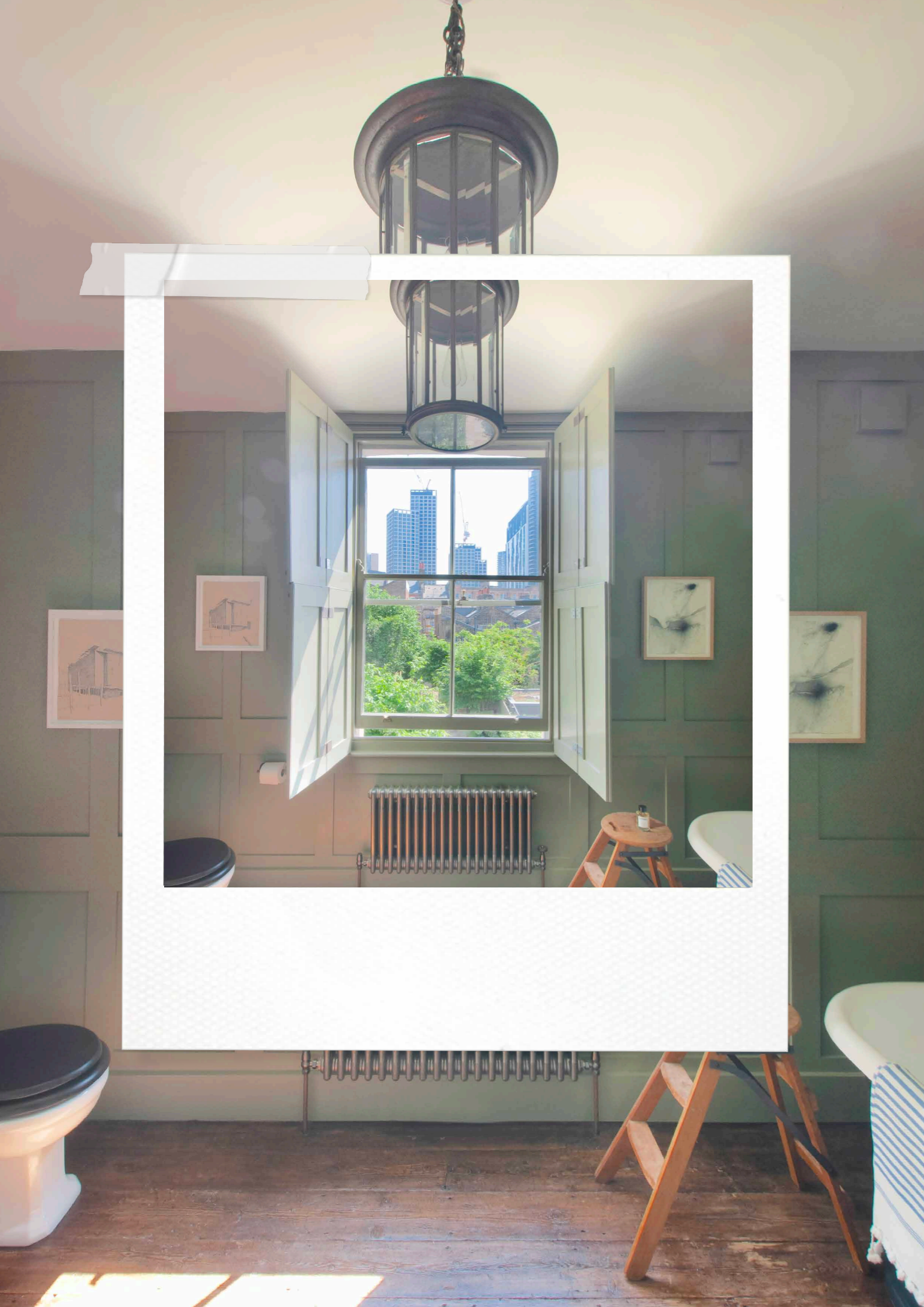
The large loft has been sympathetically restored, it is believed that boards from the original telegraph tower form much of the floor and would be ideal as a yoga studio, reading room or storage.



Bulls eye window reminiscent of a ships port-hole.

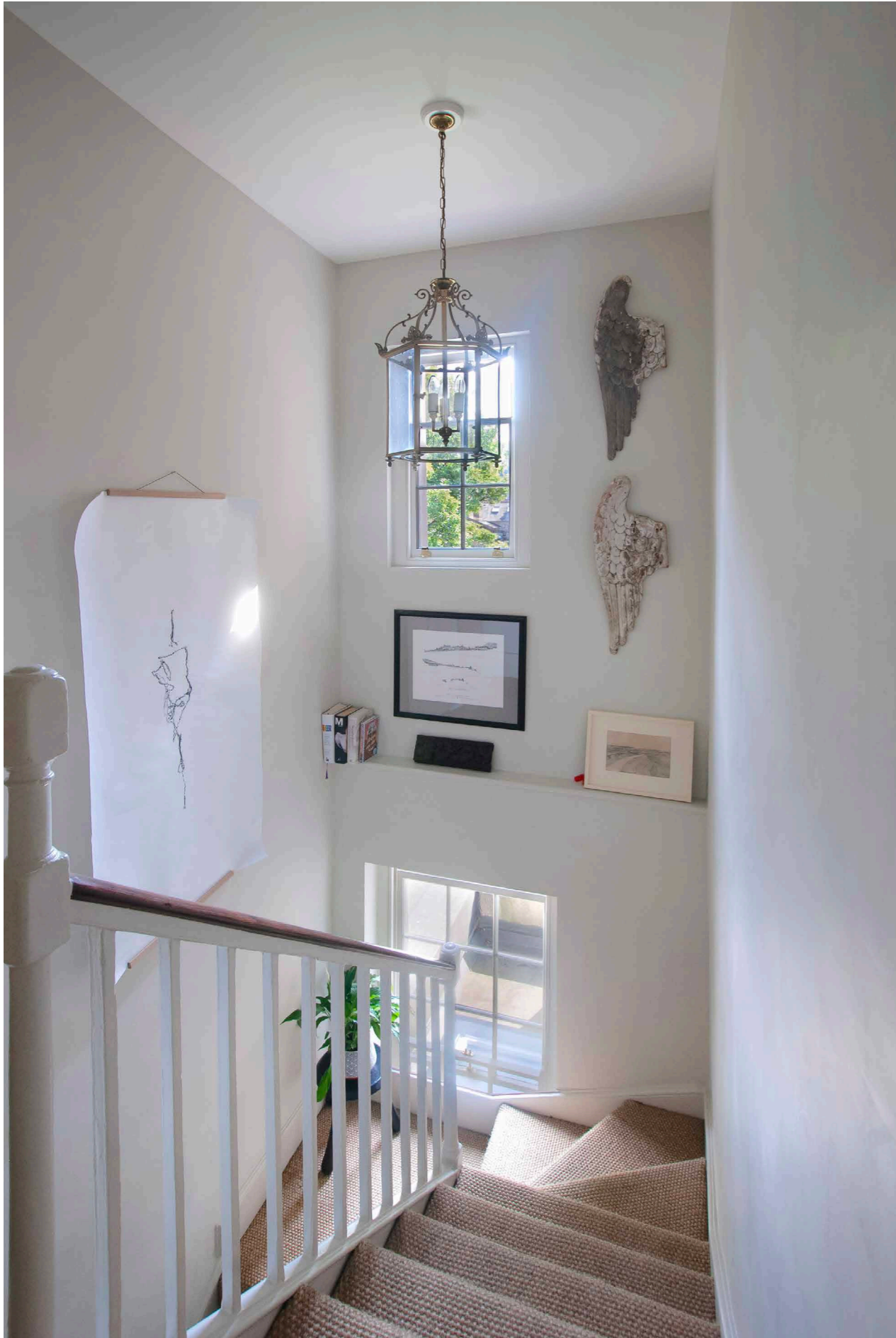


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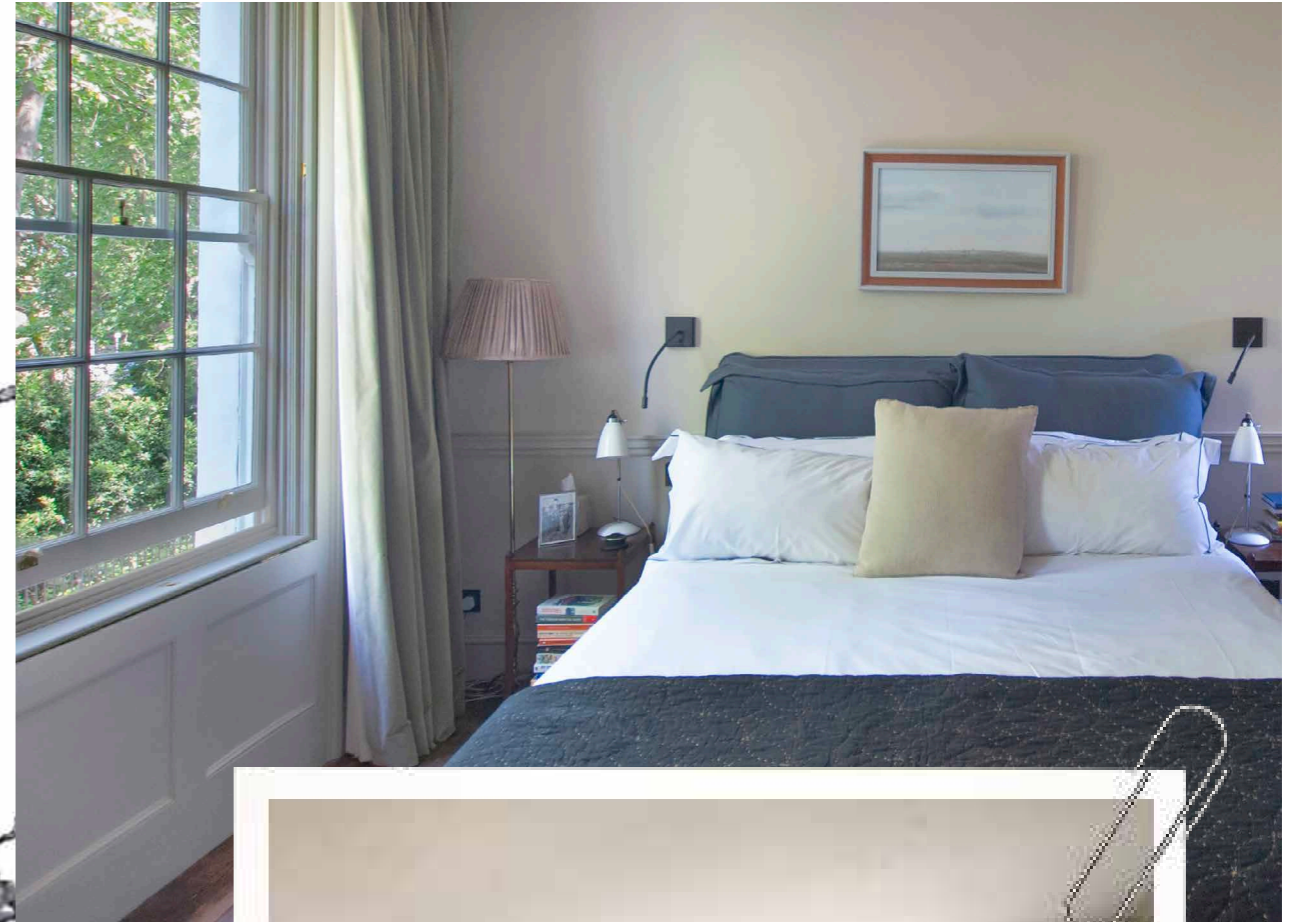




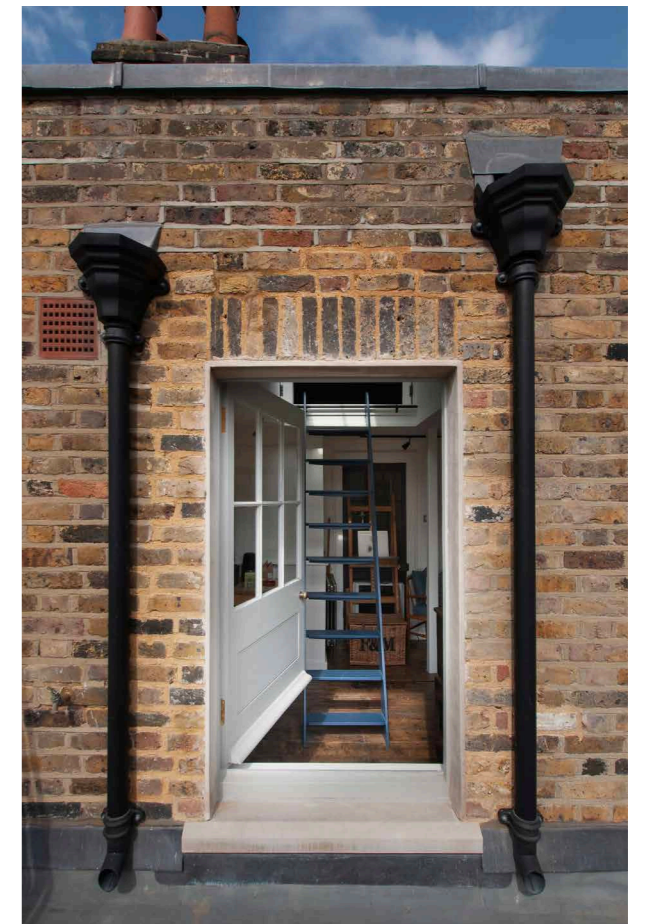
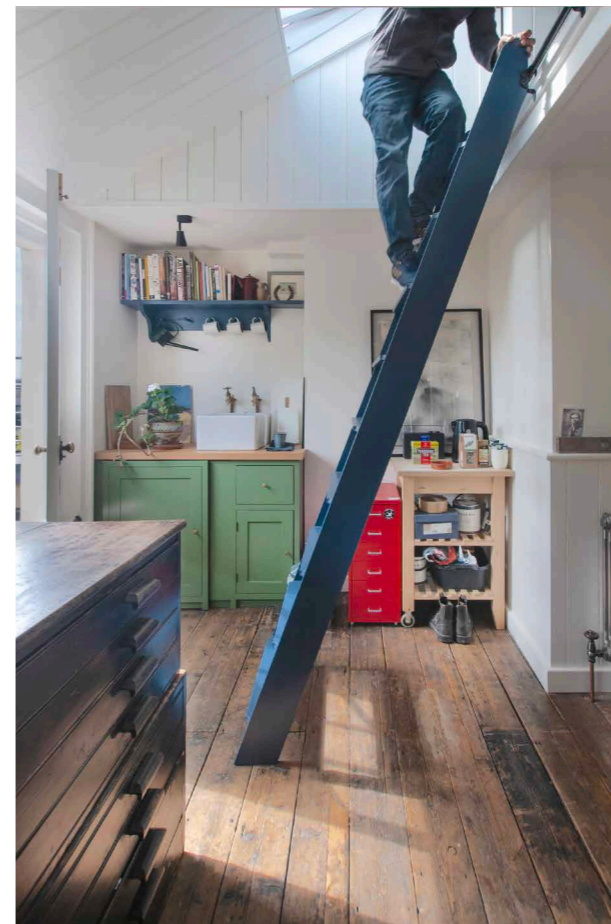
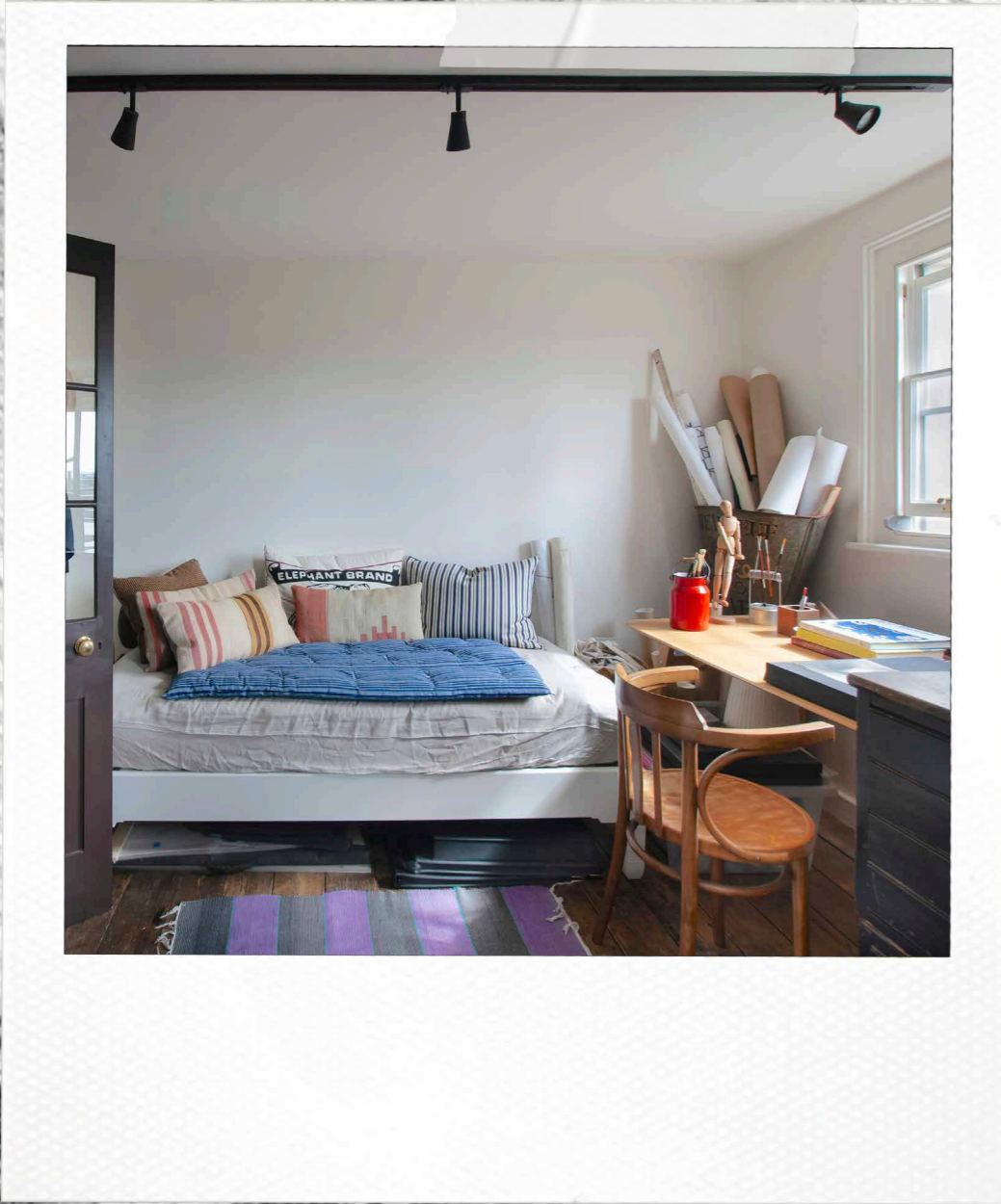
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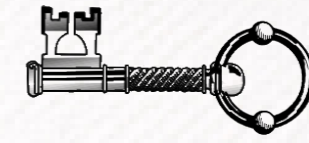
Telegraph House.



Telegraph House.



Telegraph House.



OUTSIDE

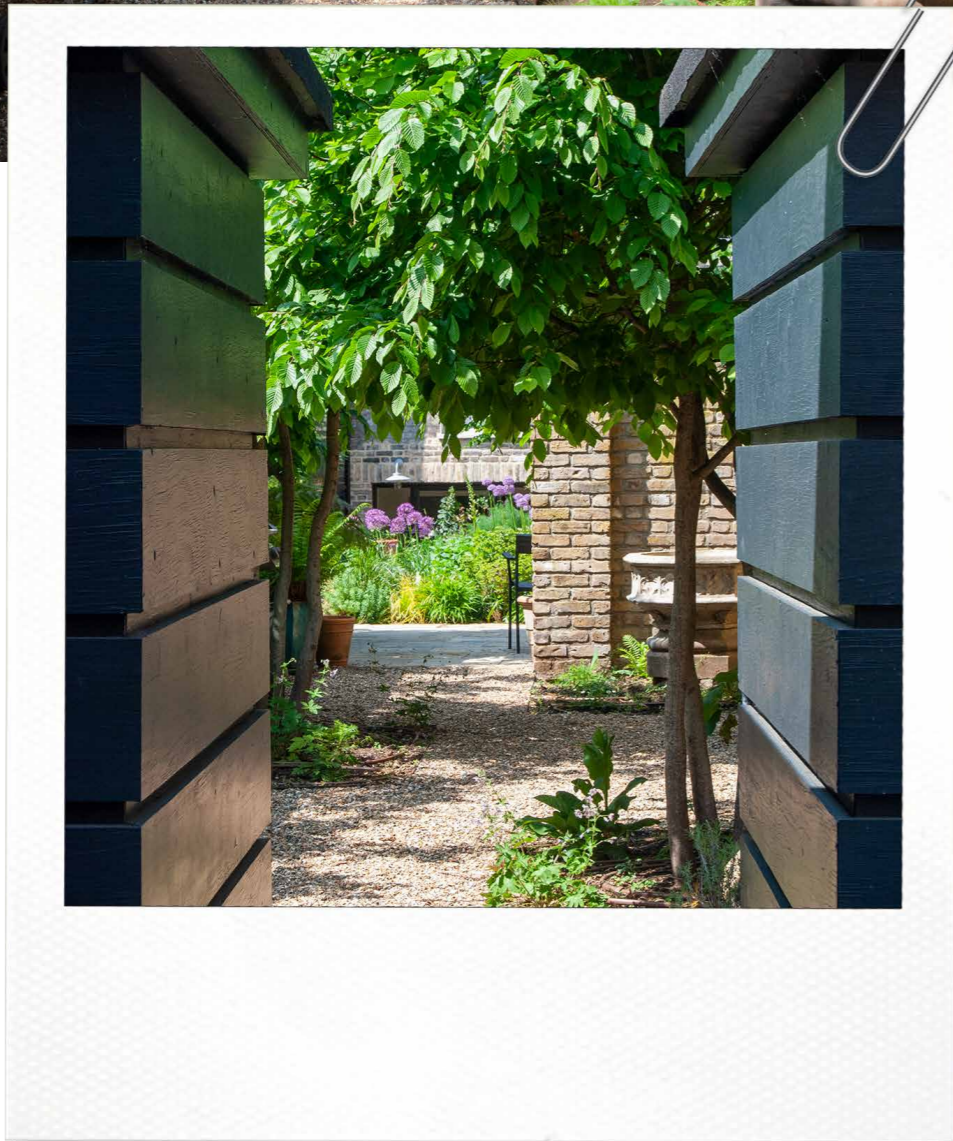
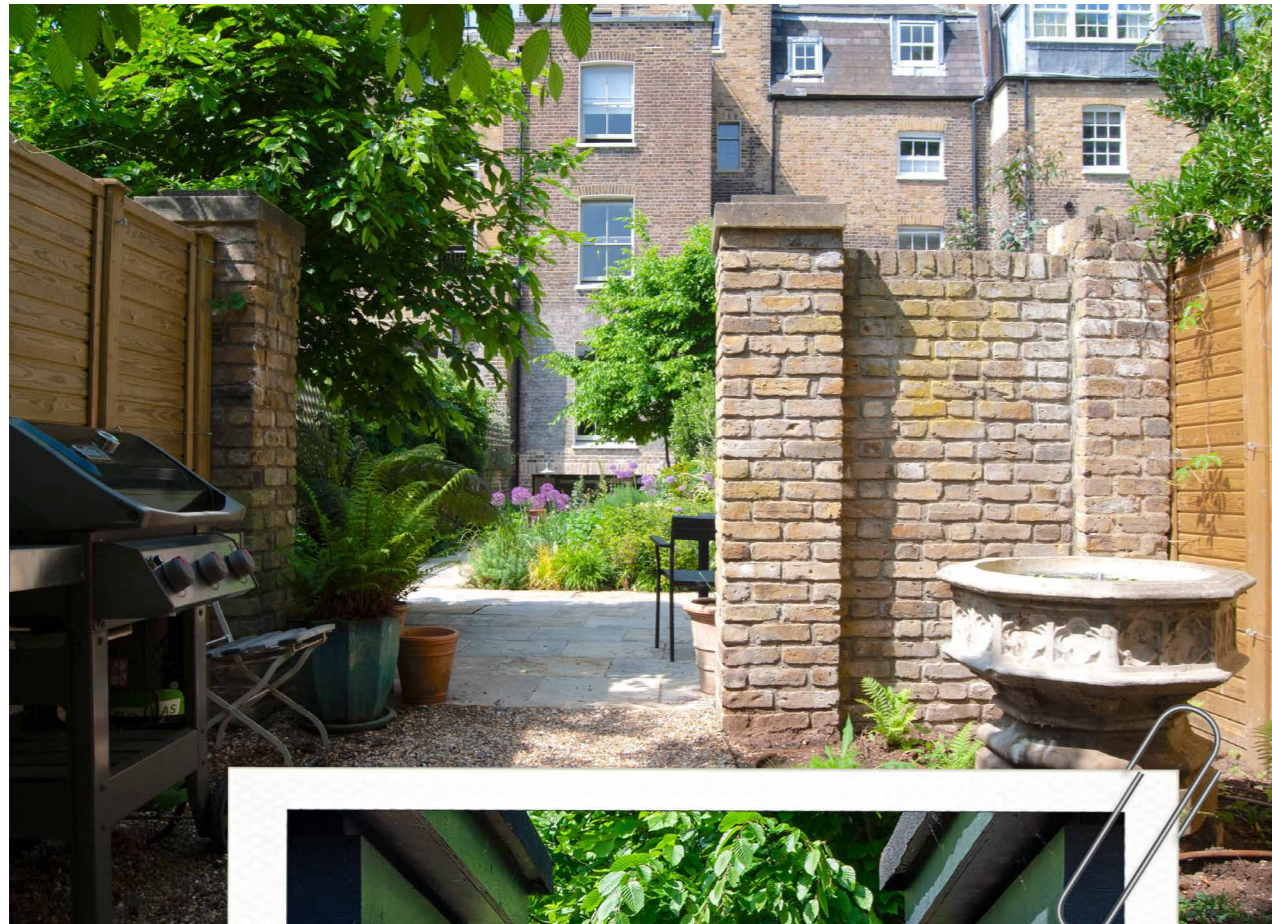
The rear garden is double the length of neighbouring properties and was completely relandscaped in 2023. Paved in stone to reflect the York pavement to the front of the house. The garden is now beginning to show itself as a mature and sophisticated garden with year-round interest.

Divided to create two spaces, the closest to the house being more formal, featuring multi-stem hornbeam trees, which retain leaves until late in the season providing both structure and privacy.

The rear of the garden has two storage 'pavilions' designed by RHS gold medalist George Carter and secure private access to Hayles Street making it ideal for bicycles and easy access to the underground at Elephant and Castle.



Telegraph House.



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CHAPTERS PAST

Telegraph House.

‘36 West Square known as Telegraph House has a rich history. Appreciated for its period qualities, the house evokes so much more and importantly played a significant part in our proud naval history.’

Number 36 West Square sits prominently in the middle of the east terrace of the Square. It was occupied by the Admiralty shortly after completion in 1796. Chosen because of its clear view of the Old Admiralty building in Whitehall, the house was the site of pioneering optical telegraph experiments that helped establish key naval communication lines in the early nineteenth century.

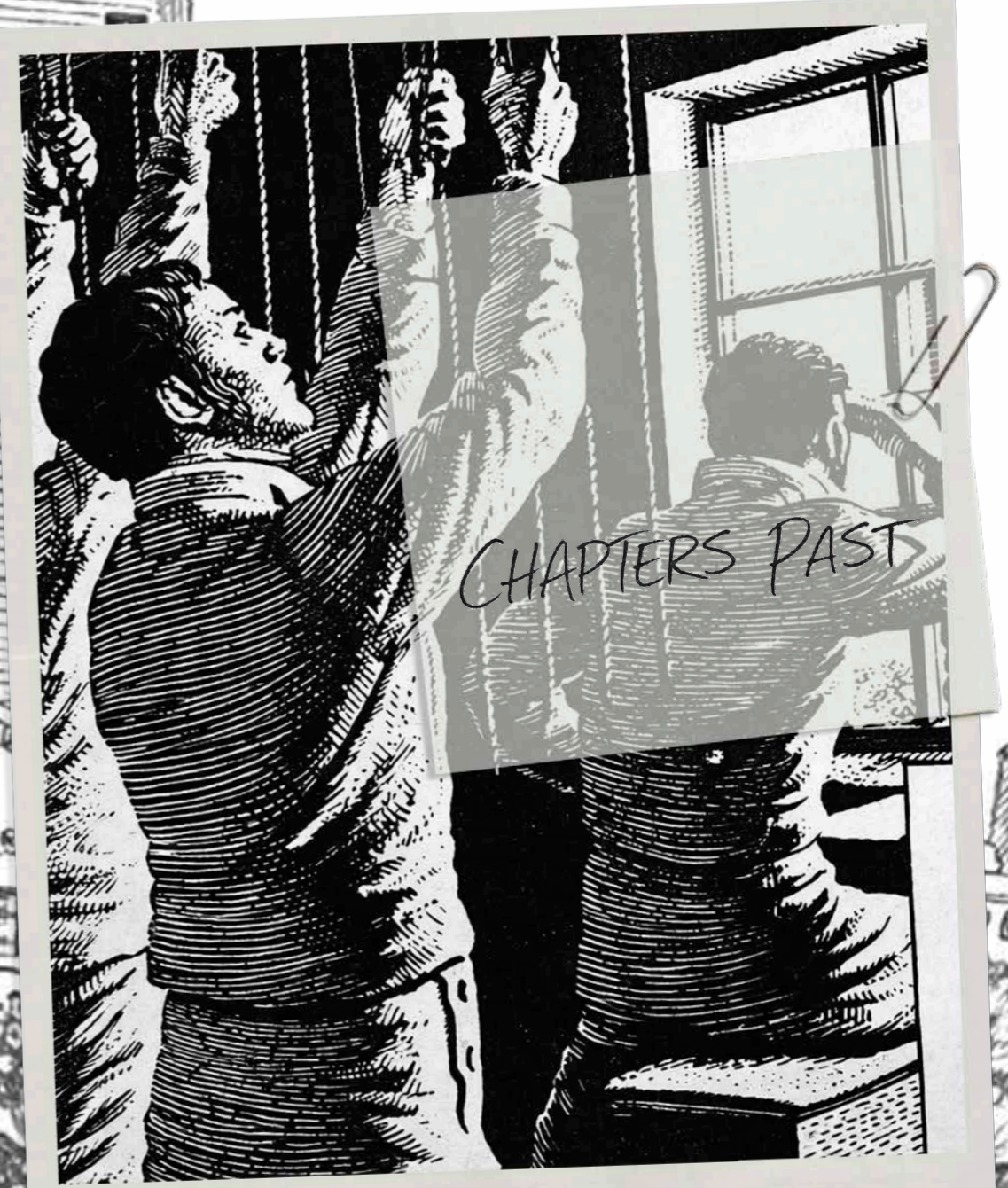
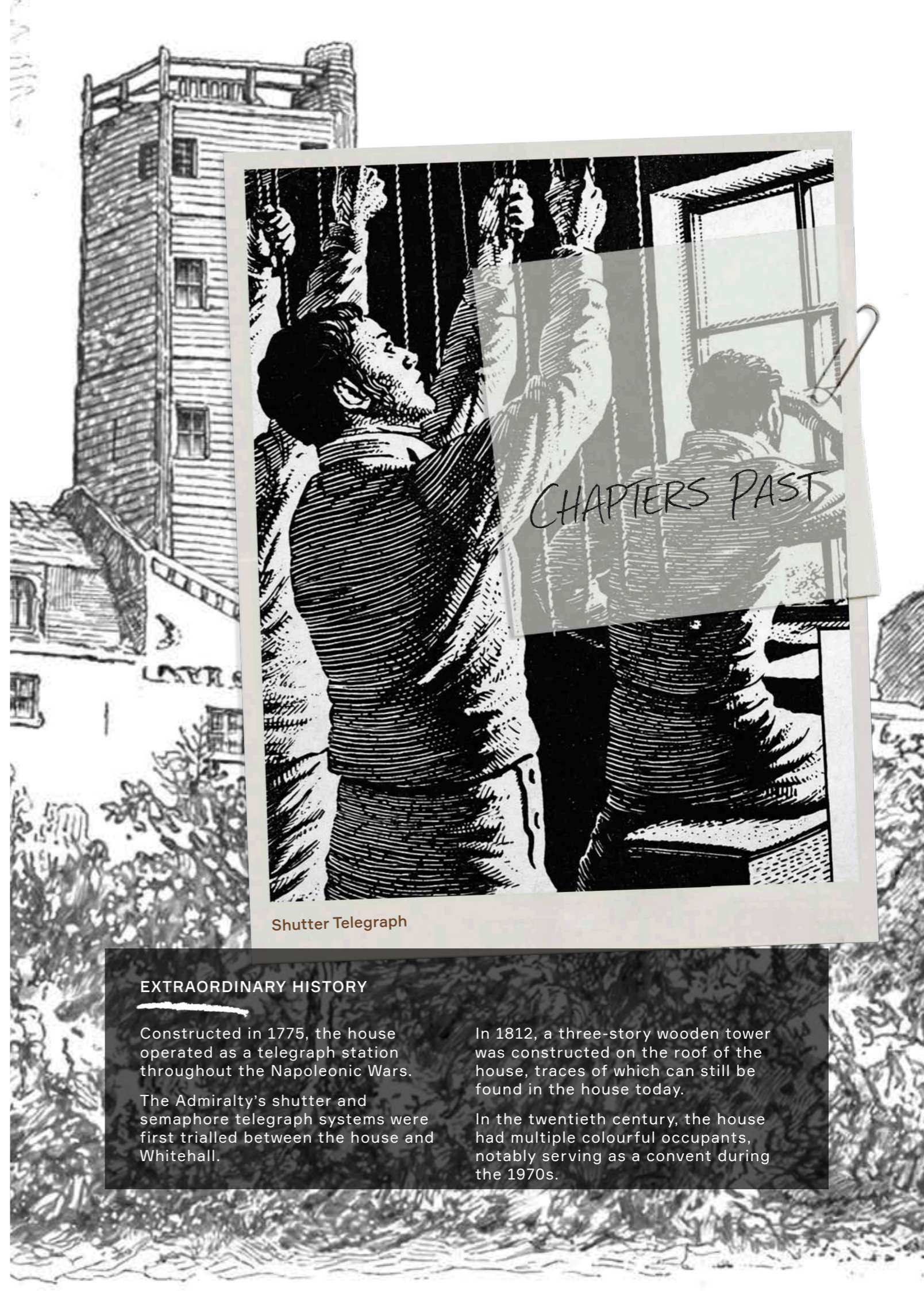
The Admiralty's shutter and semaphore telegraph systems were both first trialled between the house and Whitehall. Telegraph lines eventually ran from Whitehall via the house to the naval ports of Chatham, Deal and Sheerness. When conditions allowed, a signal could be sent from the Kent coast to Whitehall and vice versa in around thirty minutes. Number 36 operated as a telegraph station throughout the Napoleonic Wars (1803-1815).

The house also served as the official residence of the Superintendent of the Telegraphs. Over

the years, successive superintendents made changes, further aggrandising the house by adding the bow window at the front and extending it at the rear.

In 1812, the construction of the new Bethlehem Hospital (now the Imperial War Museum) obstructed the view from the roof of the house. Consequently, a three-storey high tower was erected on the house, allowing the line of sight to Whitehall to be retained. The tower was demolished in the 1840s, when the electric telegraph arrived, but fabric from the lost tower can still be found in the distinctive top storey and loft of the house.

In 1845, it was returned to use as a residential building. The descendants of the last Superintendent of the Telegraphs were still recorded as living in the house in 1906. The house became a convent in 1976 and ten years later it was converted back to a single family home.



Shutter Telegraph

EXTRAORDINARY HISTORY

Constructed in 1775, the house operated as a telegraph station throughout the Napoleonic Wars.

The Admiralty's shutter and semaphore telegraph systems were first trialled between the house and Whitehall.

In 1812, a three-storey wooden tower was constructed on the roof of the house, traces of which can still be found in the house today.

In the twentieth century, the house had multiple colourful occupants, notably serving as a convent during the 1970s.



FANTASTIC SCHOOLS

Nurseries: numerous options but of note, Toad Hall Nursery minutes away in St Mary's Gardens, Maryam's Nursery in Borough, Pelican Nursery in Kennington. State run schools include Charles Dickens Primary School in Borough (outstanding

Ofsted rating) Octavia House School Kennington (therapeutic school). Private options, both City of London School and Westminster are within easy reach, Dulwich Collage and James Allen's Girls School are also popular options.

Telegraph House:

West Square is a hidden gem nestled in the heart of Kennington, South London. Situated just a stone's throw from the bustling Elephant and Castle, it offers residents a unique blend of tranquillity and vibrant city life. Living here is characterised by leafy surroundings, a strong sense of community, and easy access to some of London's most dynamic areas. The centrepiece is a communal garden, lovingly maintained and perfect for a stroll, playing with children, or simply enjoying a quiet moment amid greenery. Residents often remark on the peace and calm within the square, which contrasts beautifully with the city's lively atmosphere just outside its boundaries.

LOCAL AMENITIES AND TRANSPORT

The area benefits from excellent transport links. Kennington and Elephant and Castle underground stations are within walking distance, connecting you quickly to the Northern and Bakerloo lines. This makes commuting to the West End, City, or further afield swift and straightforward. Bus routes are plentiful, and cycling is popular thanks to dedicated lanes and nearby Santander cycle docks.

Locally, you'll find a range of amenities independent cafes, pubs with character, and handy shops. The nearby Elephant and Castle shopping centre is undergoing redevelopment, bringing new restaurants, shops, and public spaces to the area. For groceries, there are both local shops and larger supermarkets within easy reach.

Kennington has a rich history and a lively cultural scene. The area is home to The Oval cricket ground, a landmark for sports fans. Art lovers will appreciate the proximity to galleries and creative spaces, while theatre enthusiasts can enjoy performances at the Southwark Playhouse or White Bear Theatre. Community events, such as summer fairs in West Square, foster neighbourly connections and a welcoming atmosphere.

Being close to Elephant and Castle means residents have the best of both worlds. The area is rapidly evolving, with new developments and improved infrastructure. It's a hub for young professionals, students, and families alike, offering diversity and energy. Dining options range from trendy eateries to authentic international cuisine, reflecting the cosmopolitan nature of the neighbourhood.

Aside from West Square's gardens, Kennington Park is nearby, offering vast open spaces, sports facilities, and playgrounds. It's ideal for jogging, picnics, and outdoor activities. The park is a focal point for local life, hosting events and providing a haven for relaxation.

living in west square

West Square, SE11

Approximate Gross Internal Area
 244.89 sq m / 2,637 sq ft
 Lift
 23.14 sq m / 257 sq ft

Visual
 6.89 sq m / 74 sq ft

Total Areas Shown On Page
 284.62 sq m / 3,064 sq ft

(Including restricted height
 areas of 1.5m x 1.5m)

(GFA = Ceiling Heights)



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 or contact us directly at info@fulhamperformance.com
 or by phone on 020 7461 1111



PROPERTY INFORMATION

Services

Fired central heating.

Mains water and drainage.

Supply duct down the length of the house has full fibre internet cable.

Fixtures and Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments are specifically excluded but may be available by separate negotiation.

Tenure: Freehold.

Local Authorities: Southwark

EPC: Band C

Council Tax Band: G

Postcode: SE11 4SP

What3Words: ///front.powder.youth

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

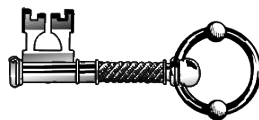
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Lindsay Cuthill
07967555545
lindsay@bluebookagency.com