



## Ladywell Road, SE13 7HU

£725,000 O.I.E.O. Freehold

A simply stunning 3-bedroom 3-reception rooms, period terraced house located a short walk from Ladywell station, that must be seen to be fully appreciated. Offered for sale with no chain.

The house has been recently refurbished and retains its period charm.

On the ground floor, the rooms boast high ceilings, plenty of natural light and feature fireplaces. The newly fitted modern kitchen includes the cooker, fridge freezer and washing machine, and doors open out to the south-facing garden, with various plants and shrubs to borders. The rear garden can be conveniently accessed also via a private gate along Chudleigh Road.

On the first floor you'll discover 3 double bedrooms - all with feature fireplaces and a newly fitted family bathroom with separate wc.

The neighbourhood is a friendly and vibrant one, popular among young professionals and families. The nearest station is Ladywell, from where there are fast and frequent services into Charing Cross. Crofton Park station is also within easy reach for services into Blackfriars and St Pancras. If you need the London Overground you can pick this up from Brockley station and for access to Canary Wharf there's the DLR from Lewisham.

The centre of Ladywell has a village-like feel. There are coffee shops, a superb French bakery/patisserie, a deli for fresh groceries, a quality butcher's and a popular gastro pub, the Ladywell Tavern. Further amenities can be found in the centre of Lewisham including most high street favourites. There's also a leisure centre and swimming pool opposite Lewisham station. For a Sunday afternoon stroll or a game of tennis, there's either Hilly Fields or Ladywell fields both of which are nearby. There are number of good schools locally including Gordonbrock Primary school and Prendergast School for Girls.

Photos

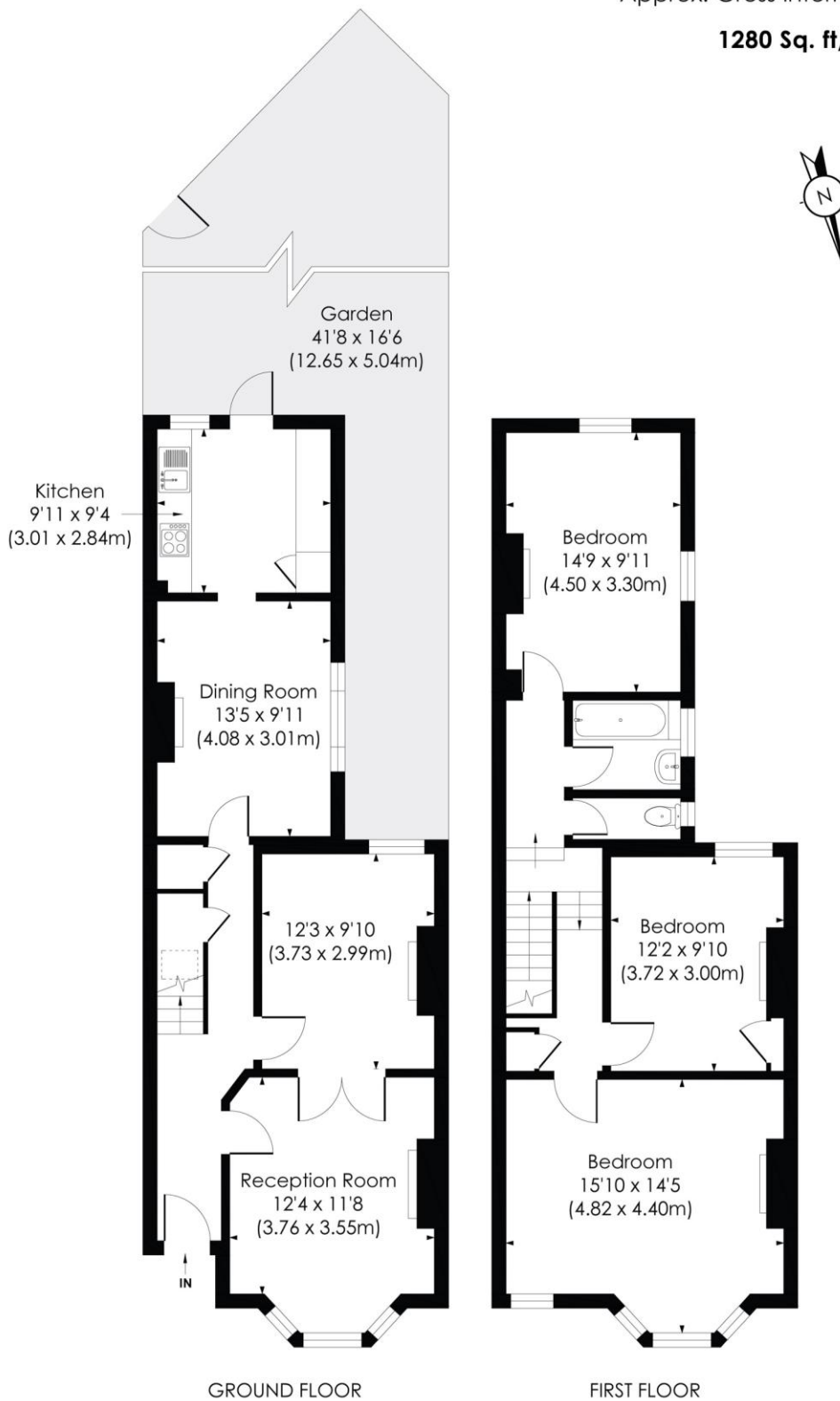


Photos



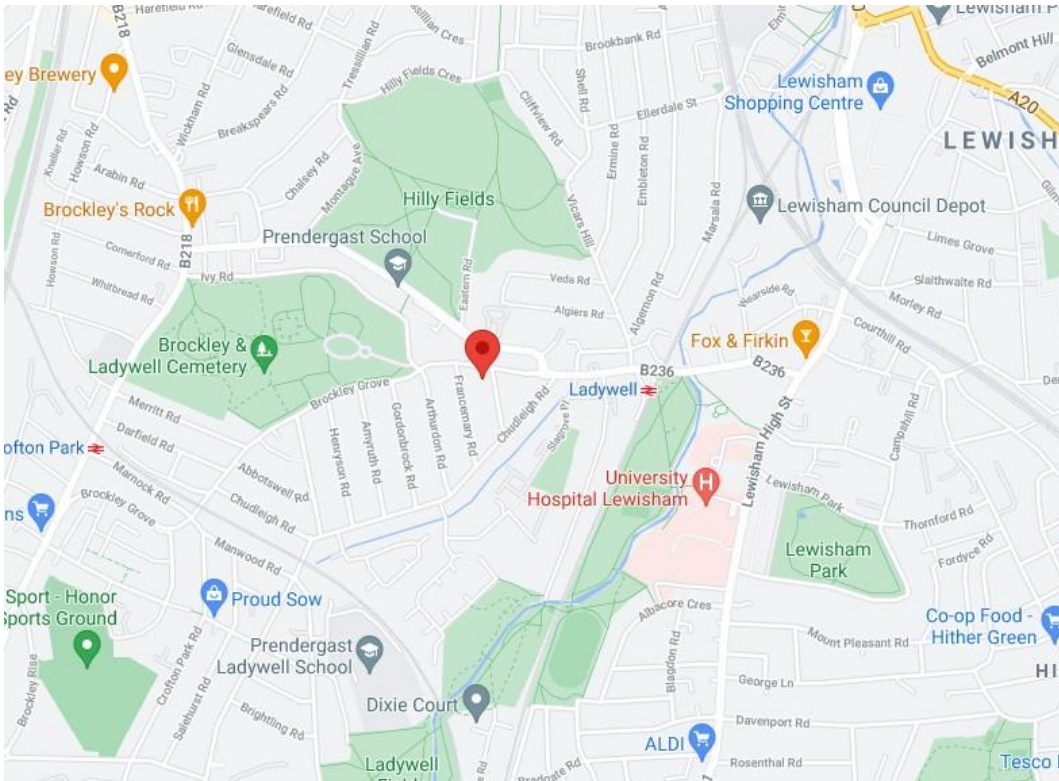
# Floor plan

Approx. Gross Internal Floor Area  
**1280 Sq. ft/118.92 Sq. m**

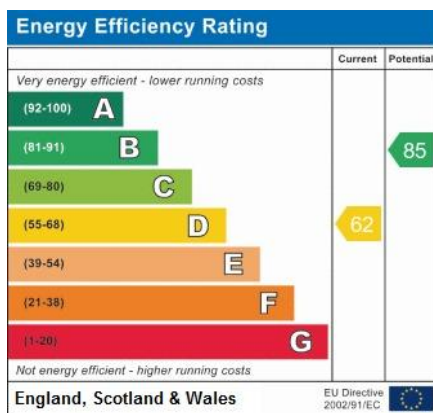


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## Additional Information



## Energy Performance Certificate



## Property Information

Tenure: Freehold



Ladywell, Crofton Park

Lewisham Sales

T: 020 8690 8888

E: [info@sebastianroche.com](mailto:info@sebastianroche.com) | W: [s-roche.com](http://s-roche.com)



Lewisham



### Important information

These sales particulars have been prepared as a general guide. Their accuracy is not guaranteed and they do not form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances or specific fittings. Room sizes are not to be relied upon for carpets and furnishings. For fixtures and fittings please refer to the vendor's solicitor's fixtures and fittings form. Ref: 068.21