



## Marsala Road, SE13 7AF

### £375,000 Share of Freehold

Located close to Hilly Fields, this charming 1-bedroom flat, which occupies the ground floor of an attractive period property, boasts a private garden and a share of the freehold. No chain.

The flat has a light and airy feel throughout. The bedroom is at the front and has a bay window and original tiled working fireplace. The reception room has a feature fireplace and French doors out into the garden. Off the reception room is a lovely kitchen-diner, an unusual bonus for a 1-bedroom flat. The way the kitchen and reception room connect allow for a great space for entertaining family and friends. There is a pretty, sunny west-facing garden at the back of the property.

Marsala Road runs between Ladywell and Lewisham meaning transport links to all parts of London could hardly be easier. Fast and frequent mainline services from either station take you into London Bridge and Charing Cross. The DLR from Lewisham provides quick and easy access into Canary Wharf. There are also several bus routes to choose from.

Ladywell village has a range of amenities including a deli, a bakery/patisserie, a butcher's and a popular gastro-pub (the Ladywell Tavern). The centre of Lewisham has a shopping centre where you'll find familiar high street favourites including department stores.

For an evening out, check out the seasonal Street Feast Model market or Sparrow, a trendy restaurant which has recently been opened up by 2 acclaimed chefs. For fresh food and groceries, pop along to the award-winning Farmers' market along Loampit Hill.

For outdoor activities, both Ladywell Fields and Hilly Fields are nearby where there are free tennis courts. There's also a leisure centre and swimming pool opposite Lewisham station.



Photos

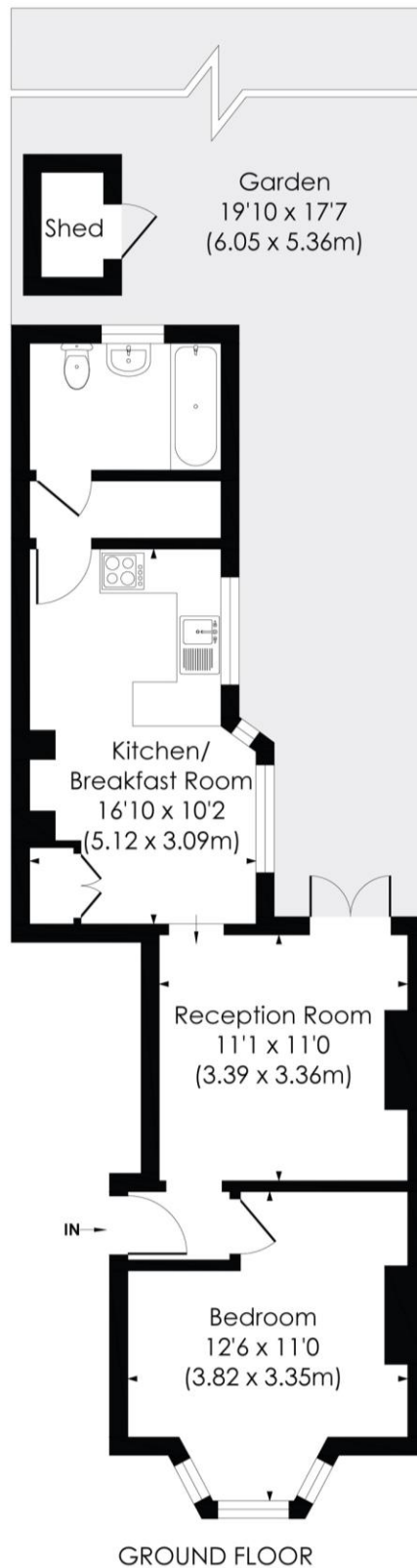


Photos



# Floor plan

Approx. Gross Internal Floor Area  
**525 Sq. ft/48.82 Sq. m**



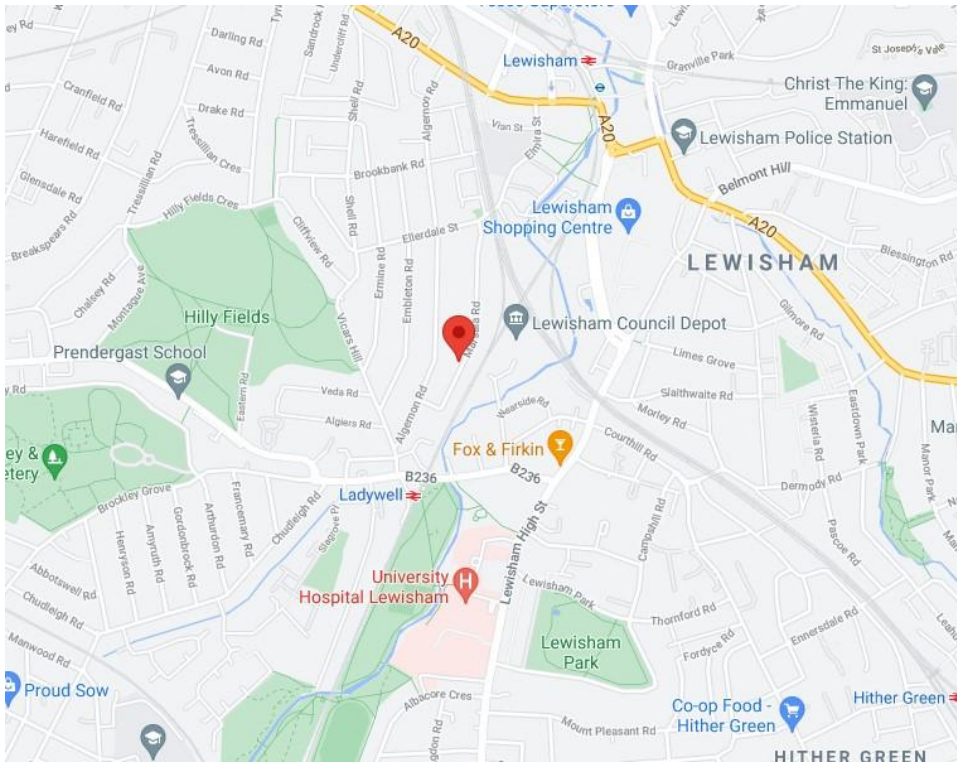
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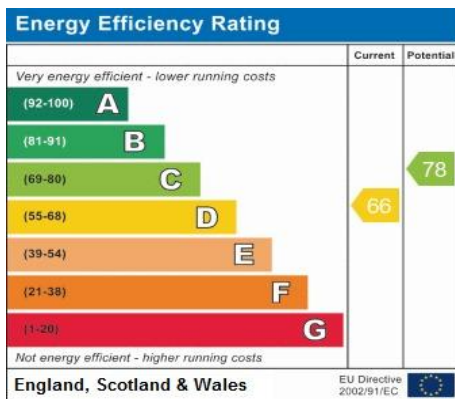
This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



## Additional Information



## Energy Performance Certificate



## Property Information

Tenure: Share of Freehold



Ladywell

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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: 072.21