



## Malyons Road, SE13 7XE

£600,000 O.I.E.O. Freehold

Located on a quiet, no-through road leading to Ladywell Fields, this light and airy newly refurbished 3-bedroom house is ideally placed for Ladywell station and local primary schools. No chain. Probate currently being dealt with and likely to be finalised over the next couple of months (to be confirmed).

The house is neutrally decorated throughout; downstairs offers a spacious reception room, with a large bay window allowing natural light and a kitchen/diner. The kitchen boasts modern brand-new units with an integrated oven & hob. Patio doors lead out to a delightful 30' rear garden where there's a patio area - perfect for al fresco dining and a lawn with various shrubs and plants to the borders. Upstairs has 2 doubles and a single bedroom and a smart brand-new family bathroom.

Ladywell is a vibrant, cosmopolitan area popular among young families and professionals. It has a village-like feel with a high street made up of a variety of independent shops. There's a French bakery/patisserie which serves delicious cakes and lunchtime snacks. The deli is great place to pick up groceries including organic fruit and vegetables. The popular local butcher's sells traditional and rare produce. Nearby restaurants of note include Mama Dough, a hip sour dough pizzeria, and the Ladywell Tavern, a gastro-pub which serves craft beers.

Ladywell station is a 5-minute walk with fast and frequent services into central London. In addition, Lewisham DLR is 1 stop away with access to Canary Wharf and the City. Ladywell Fields at the end of the road and this leads onto the scenic Water Link way, ideal for a Sunday afternoon bike ride or stroll. Hilly Fields is also nearby and plays host to a regular farmers' market.

There are a number of good schools in the area including Gordonbrock Primary School and Prendergast School for Girls. The area also boasts various sporting facilities including an athletics track, tennis courts in Ladywell Fields and Hilly Fields, and a swimming pool and leisure centre near Lewisham station.

Photos



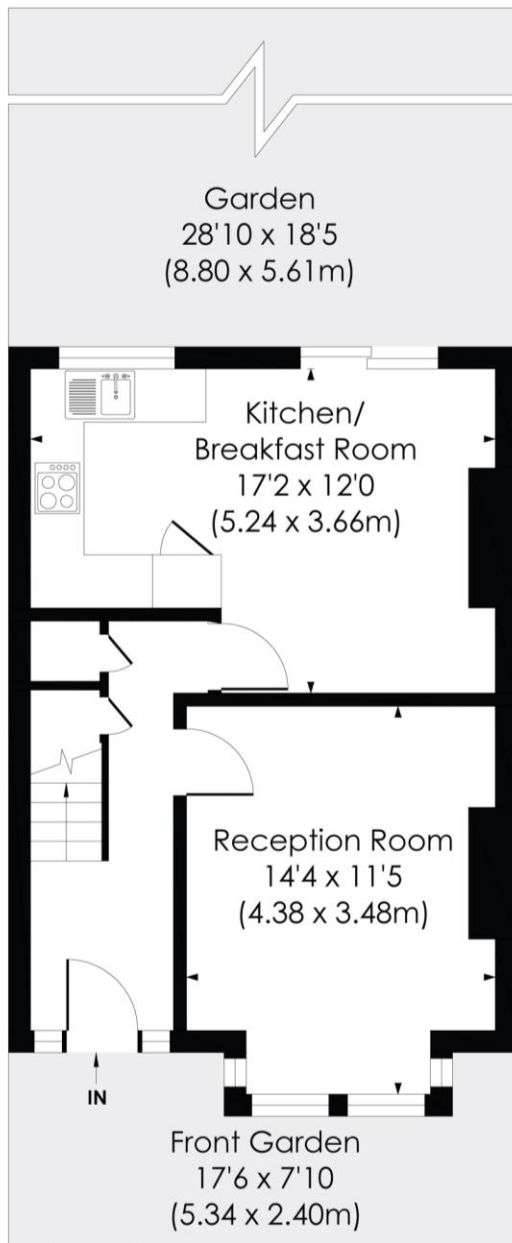
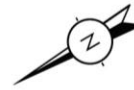
## Photos



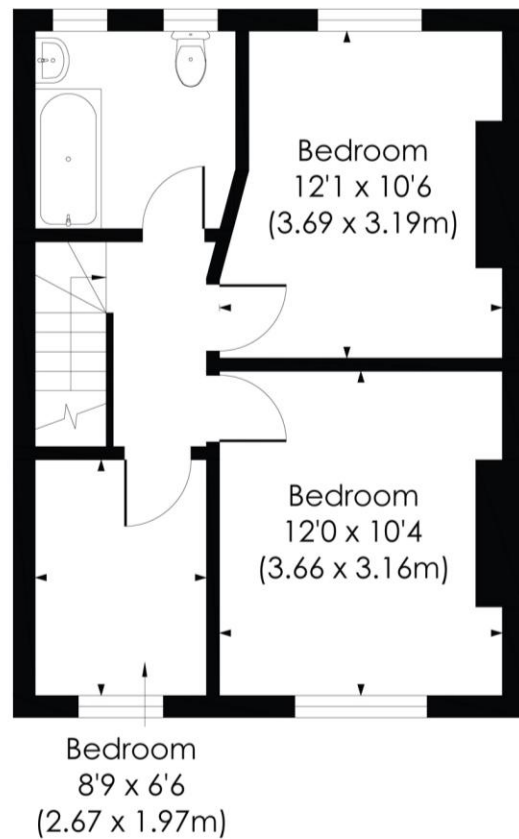
# Floor plan

Approx. Gross Internal Floor Area

**859 Sq. ft/79.87 Sq. m**



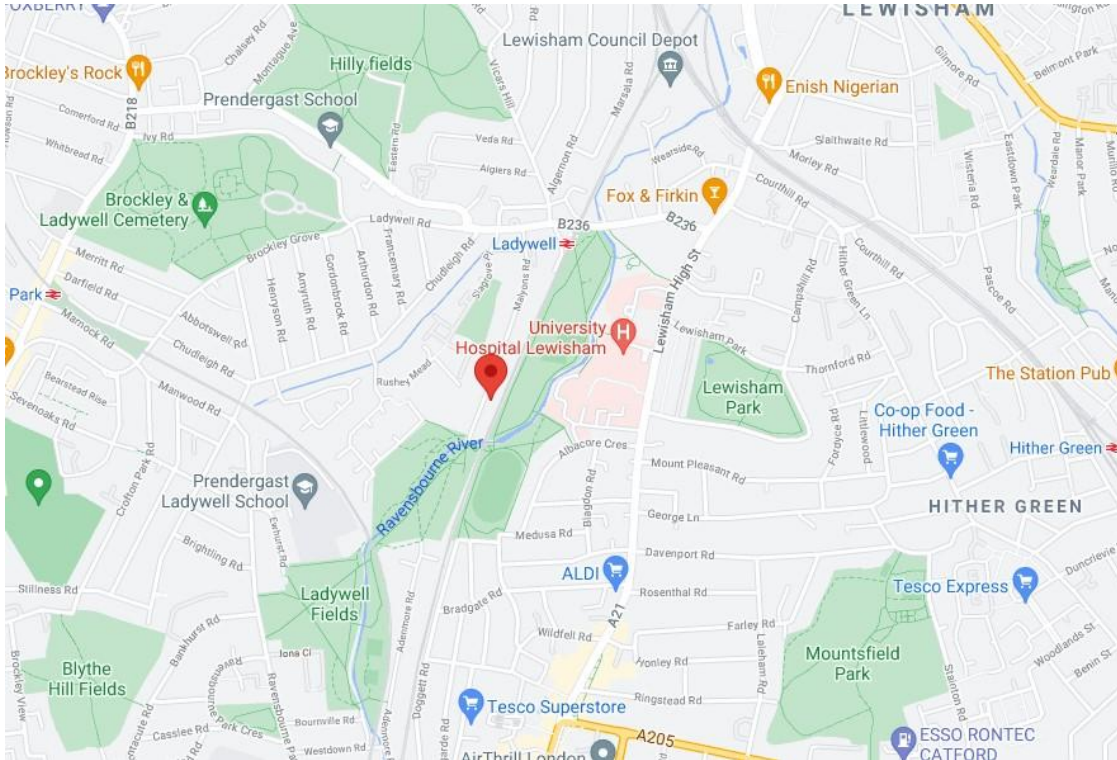
GROUND FLOOR



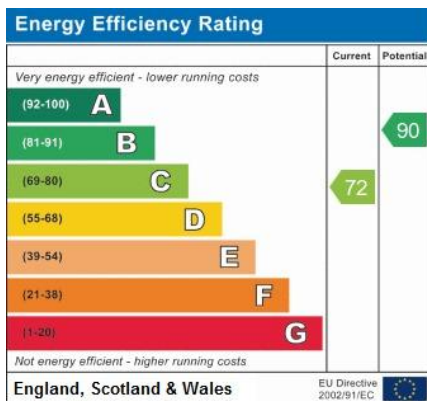
FIRST FLOOR

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## Additional Information



## Energy Performance Certificate



## Property Information

Tenure: 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: 116.21