



Algiers Road, SE13 7JD

£425,000 OIEO Leasehold

Situated in the Ladywell Conservation area, this beautiful 1 bedroom, ground floor period garden flat is a real gem. It is decorated to a high standard throughout, boasts a wealth of character, well-proportioned rooms, a cellar, a south facing garden, sole use of rear and front gardens and is also offered chain free.

It features a light and airy living room with a large bay window and shutters, a double bedroom, a good-sized and stylish kitchen with integrated appliances, a bathroom with modern fixtures and fittings, a cellar and sole use of a south-facing well planted rear garden including a small greenhouse, large side return and additional side access, as well as the front garden.

Other highlights include double glazed oak sash windows and door at the rear of the property, central heating, a gas operated fireplace in the living room, stripped wooden floorboards, beech wood work surfaces in the kitchen, and a long lease.

Ladywell is a popular, residential location with great transport links into central London. Ladywell station is around a 5-minute walk from where there are fast and frequent services into London Bridge, Waterloo East, Charing Cross and Cannon St. For anyone wanting to get to Canary Wharf you can either walk to, get the bus or train to Lewisham where you can pick up the DLR. You can also access the London Overground from Brockley station for services to east and north London.

As for amenities, the high street in Ladywell has a village-like feel. There's a deli, a French bakery/patisserie, a couple of coffee shops, a butcher's and a popular gastro-pub (the Ladywell Tavern). Further amenities can be found in the centre of Lewisham including department stores and high street favourites. Every Saturday, Brockley Farmers' Market sets up at the foot of Tressillian Road (which you can walk to) where you can pick up seasonally-sourced fresh fruit and vegetables alongside award-winning breakfasts and brunches.

For a Sunday afternoon stroll, there's Ladywell Fields and Hilly Fields. And to keep fit, you have Lewisham leisure centre and swimming pool opposite Lewisham station.

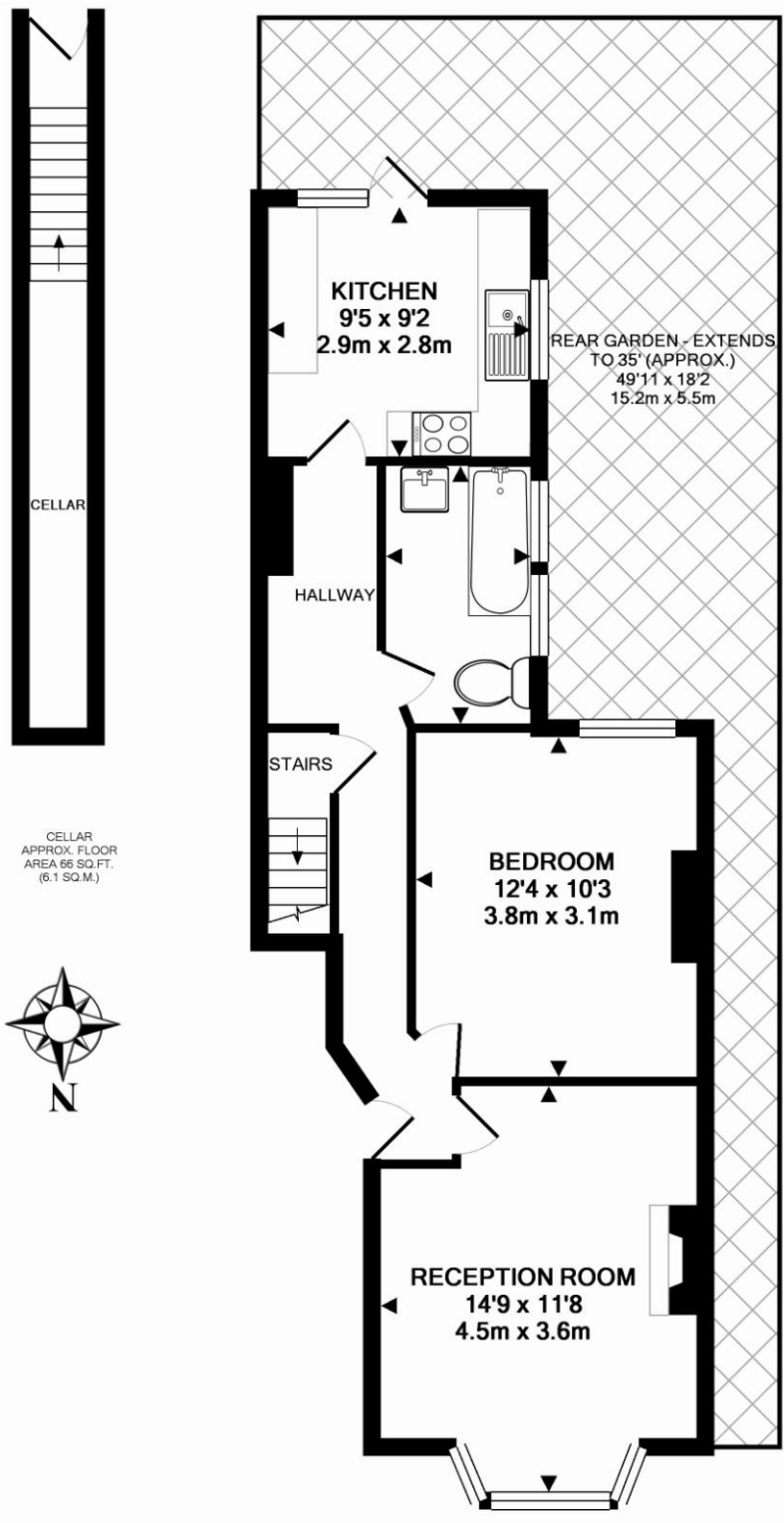
Photos



Photos



Floor plan



CELLAR
APPROX. FLOOR
AREA 66 SQ.FT.
(6.1 SQ.M.)

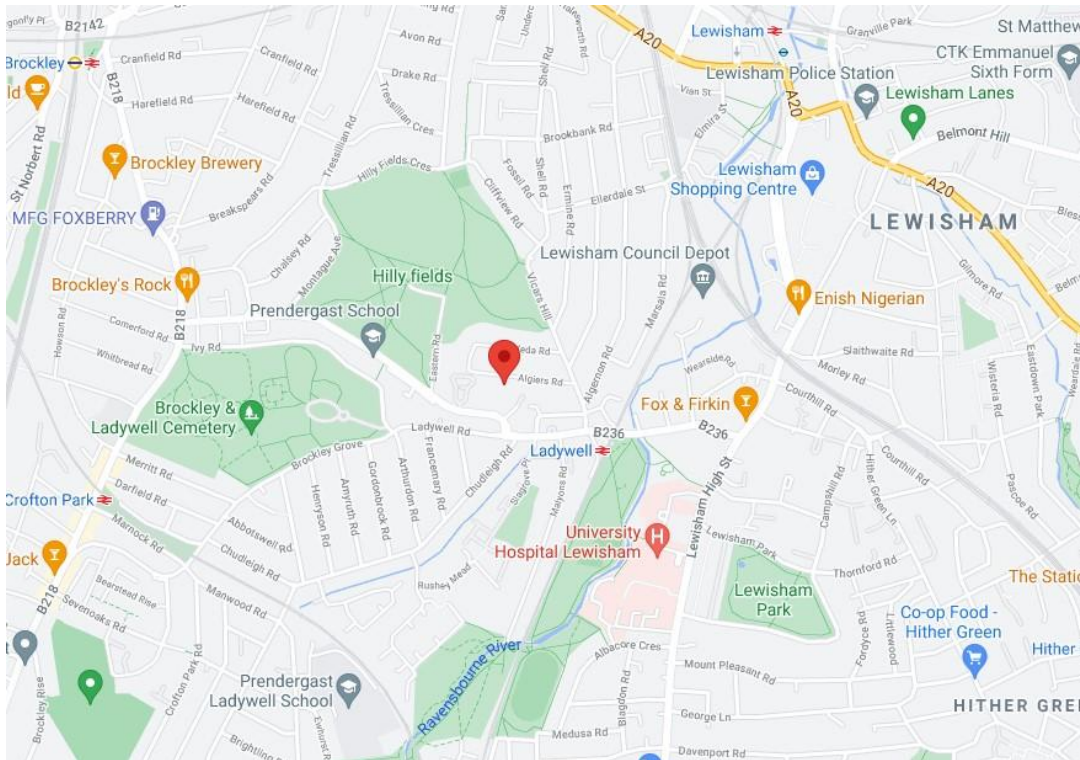


GROUND FLOOR
APPROX. FLOOR
AREA 510 SQ.FT.
(47.4 SQ.M.)

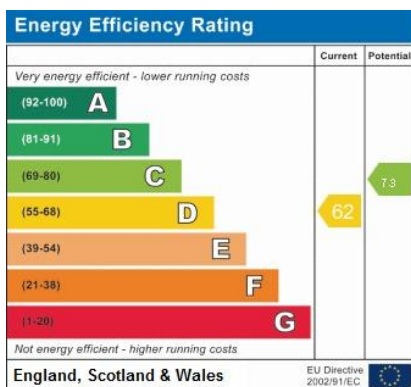
ALGIERS RD SE13
TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Additional Information



Energy Performance Certificate



Property Information

Tenure: Leasehold – Approx. 100 years remaining
 Service charge: approx. £150 per annum
 Ground rent: £10 per annum

- Ladywell
- Brockley
- Lewisham

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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: 117.21