



Ermine Road, SE13 7JJ

£600,000 Share of Freehold

Over 1,000 sq ft, this superb 3 double-bedroom, split-level, period flat, with own private back garden comes with a share of freehold and is located close to Hilly Fields with the entrance to the park only a few moments away. The property also benefits from a great elevated view across London and the surrounding area.

Occupying the first and second (top) floors of this semi-detached property, this well presented flat comprises of a 16' bright and airy reception room with feature fireplace, a stylish kitchen/breakfast room with integrated oven & hob, washing machine, dishwasher and fridge, a smart family bathroom and a double bedroom on the first floor.

Stairs lead up to the top floor where there is a separate wc and two other double bedrooms plus a huge eaves space. Other benefits include a 60' garden and Share of Freehold.

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 a great place to pick up groceries including organic fruit and vegetables. The popular local butcher's sells traditional and rare produce. Restaurants of note nearby include the Ladywell Tandoori, a much-loved, family-run Indian, the Ladywell Tavern, a popular gastro-pub which serves craft beers, and Mama Dough, a hip sourdough pizzeria.

Ladywell station is a short walk away from where there are fast and frequent services into central London. In addition, you can walk to Lewisham DLR (or 1 stop from Ladywell station) for easy access to Canary Wharf. The area is surrounded by green spaces with both Ladywell Fields and Hilly Fields nearby – the latter also hosts a regular farmers' market. Local state schools include Gordonbrock Primary School and Prendergast School for Girls. As for sporting facilities, there's an athletics track in Ladywell, free tennis courts in Ladywell Fields and Hilly Fields, and a swimming pool and leisure centre near Lewisham station.

Photos



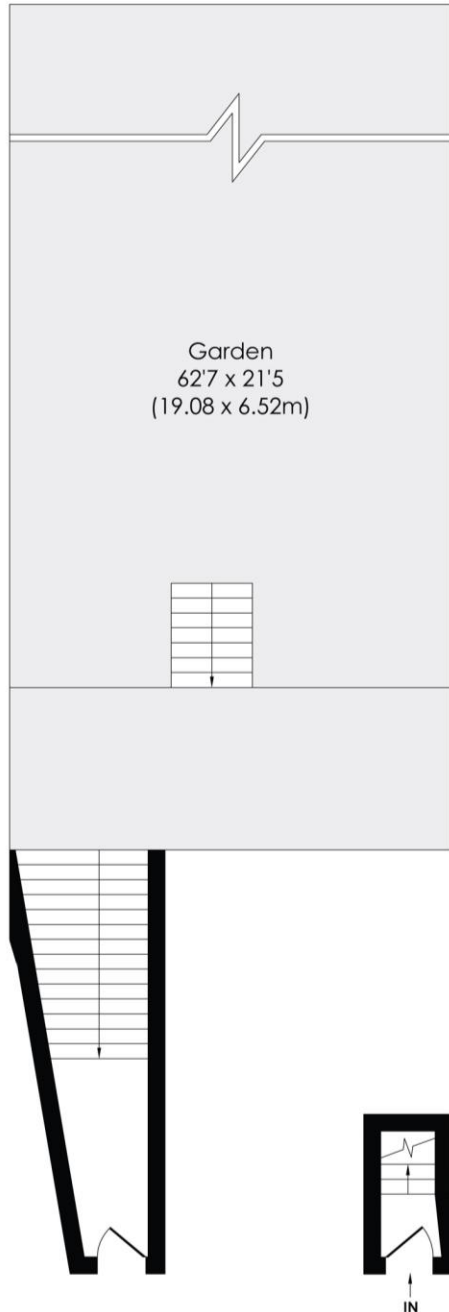
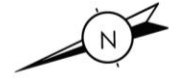
Photos



Floor plan

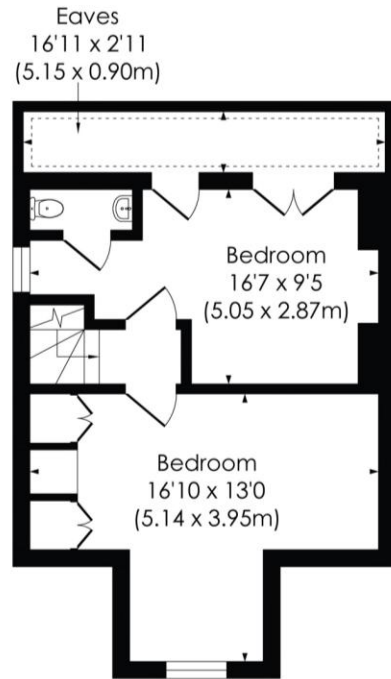
Approx. Gross Internal Floor Area

1117 Sq. ft/103.76 Sq. m

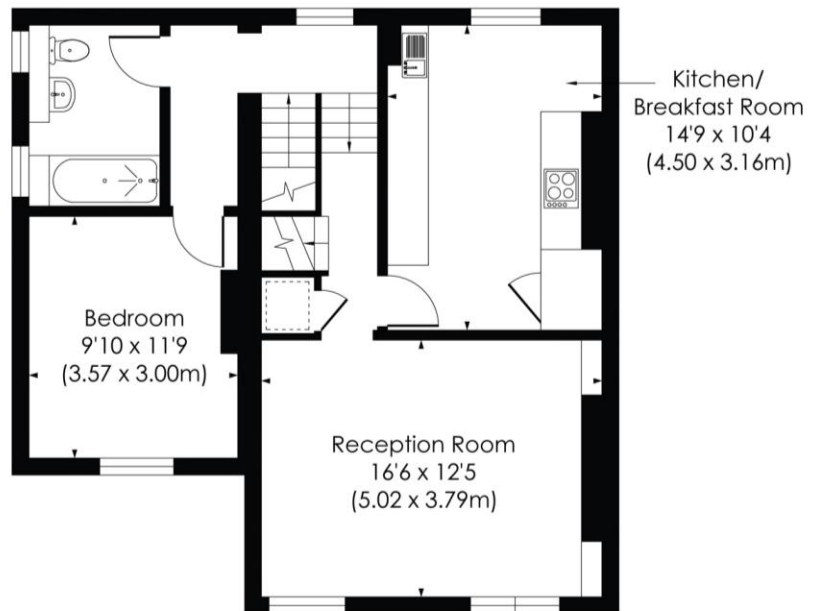


LOWER GROUND FLOOR

GROUND FLOOR



SECOND FLOOR



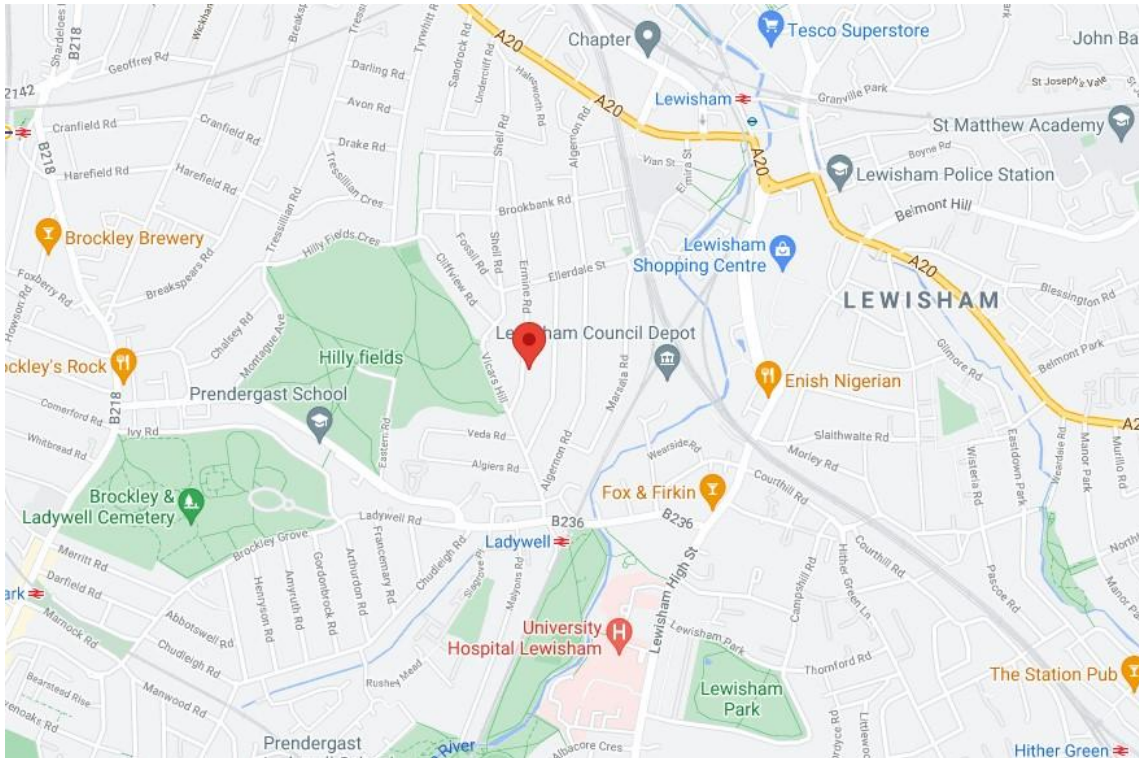
FIRST FLOOR

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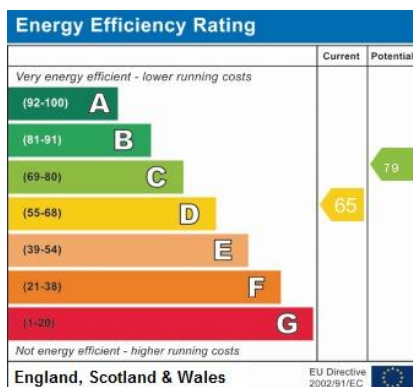


This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility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

Additional Information

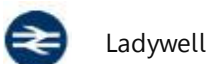


Energy Performance Certificate:



Property Information

Tenure: Share of Freehold
 Maintenance charge: As and When required



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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: 128.21dm