Description

Located close to Hilly Fields, this charming, 2 double bedroom, split-level flat is bursting with period charm.

Part of a beautiful period property in the Ladywell Conservation area and occupying the entire top two floors, the flat comprises, on the first floor, a living room with 2 ornate windows and a period fireplace, a stylish kitchen with wooden work tops, a double bedroom (currently used as a reception room) and a family bathroom with a separate WC. Upstairs there is a large double bedroom with eaves storage. Externally the flat comes with the front garden and a section at the side.

It is being sold with no onward chain.

Location

Ladywell station is a 2 minute walk away and provides quick and easy access into central London. In addition, Lewisham DLR is just 1 stop away for services into Canary Wharf. For anyone requiring the London Overground, the nearest station is Brockley.

A range of amenities can be found in Ladywell village including coffee shops, a deli, a patisserie/bakery, a butcher’s and a gastro-pub. You can also pick up groceries and a bite to eat from Brockley market - a weekly farmers’ market along Loampit Vale.

For Sunday afternoon strolls, Hilly Fields is just up the road and boasts tennis courts, a cricket pitch and a regular farmers’ market.
**Additional information**

![Map of Ladywell, Brockley, and Lewisham](image_url)

**Energy Performance Certificate**

![Energy Efficiency Rating](image_url)  ![Environmental Impact (CO2) Rating](image_url)

**Property Information**

Tenure: Leasehold – 159 years remaining (approx.)
Service charge: as and when required
Ground rent: tbc
Local authority: Lewisham
Council Tax: Band C

![Ladywell, Brockley, and Lewisham](image_url)

**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:19116