



Malyons Road, SE13 7XF

£385,000 Share of Freehold

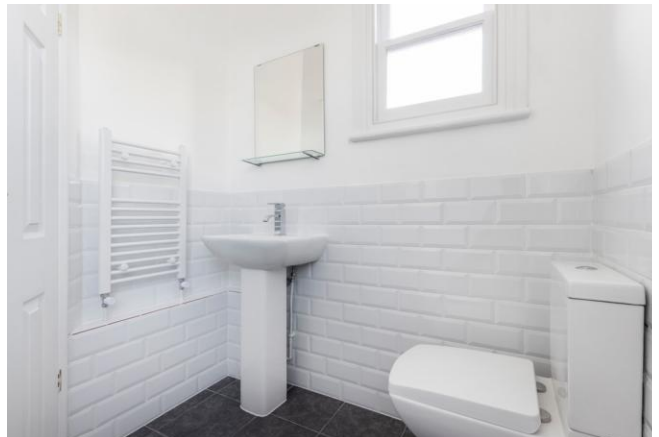
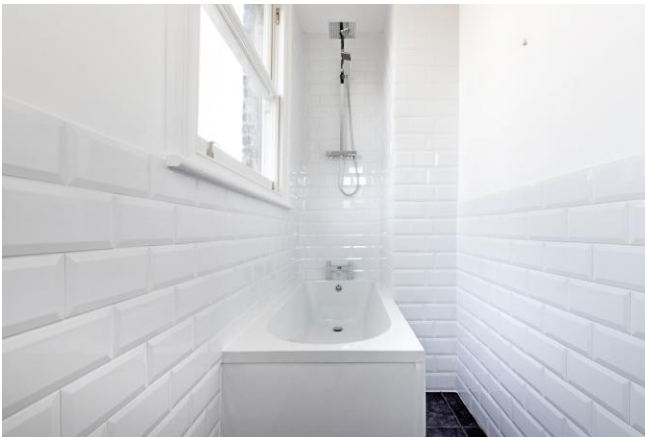
Newly-refurbished, this 2-bedroom top floor maisonette with direct access to its own garden is located on a no-through street a short walk from Ladywell station and is offered Chain Free.

The flat has just been refurbished including a new kitchen with a new oven, hob, integrated dishwasher, washing machine, and fridge freezer, a new boiler with new radiators, a new bathroom with shower, new double-glazed sash windows and new wood flooring.

You enter through your own front door and head upstairs into a landing area. At the front is a sunny reception room with 2 sash windows allowing natural light to stream in. There are 2 bedrooms, a double and a single bedroom. In the middle is a very smart, newly-installed eat-in kitchen and, at the back, a stylish, new 3-piece bathroom. The garden is accessed from an internal staircase between the bathroom and kitchen. The section of garden that belongs to this flat is at the back and is westerly facing.

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. Nearby restaurants of note include a hip sourdough pizzeria (Mama Dough), the Ladywell Tandoori, a family-run Indian, and the Ladywell Tavern, a trendy gastro-pub which serves craft beers. Oscars café is a great place for brunch or a coffee. Ladywell station is a 5-minute walk away from where there are fast and frequent services into Charing Cross and Cannon St. In addition, Lewisham DLR is 1 stop away for easy access to Canary Wharf. For motorists, there is on-street permit parking. The area is surrounded by green spaces with Ladywell Fields at the end of the road and Hilly Fields nearby as well. At the end of the road is the scenic Water Link way, ideal for a Sunday afternoon bike ride or stroll. 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.

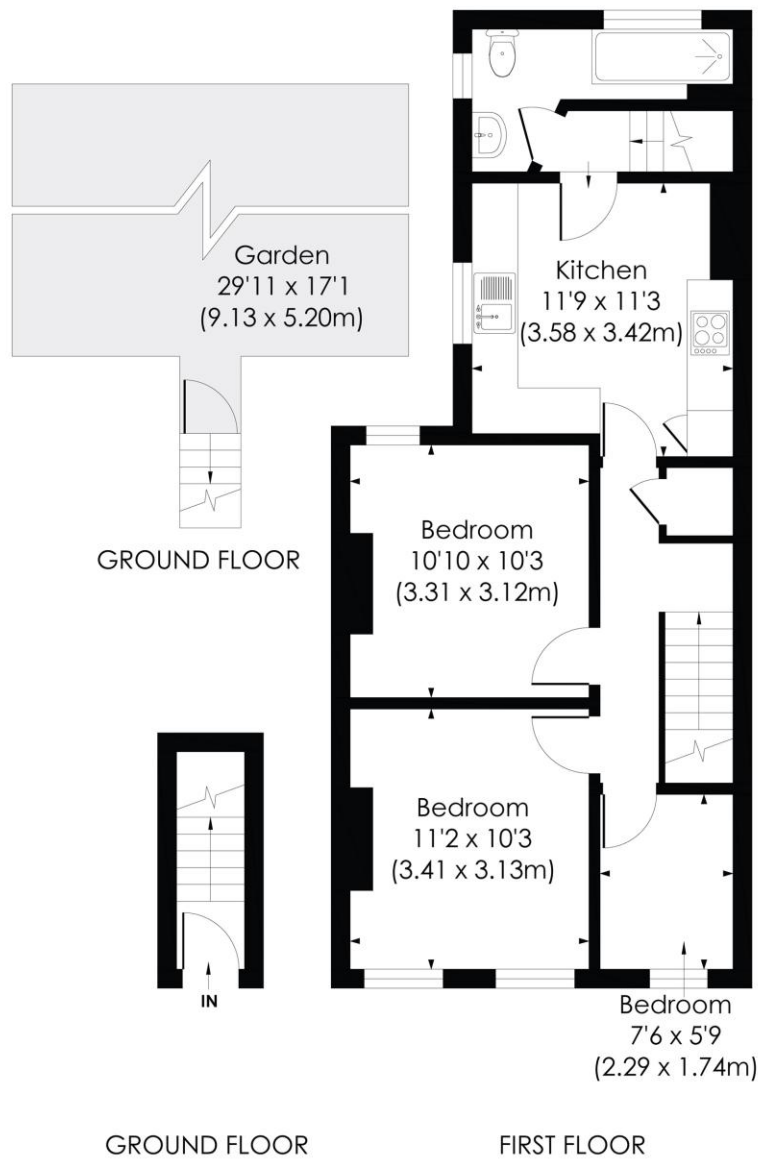
Photos



Floor plan

MALYONS ROAD, SE13

Approx. Gross Internal Floor Area
600 Sq. ft/55.76 Sq. m

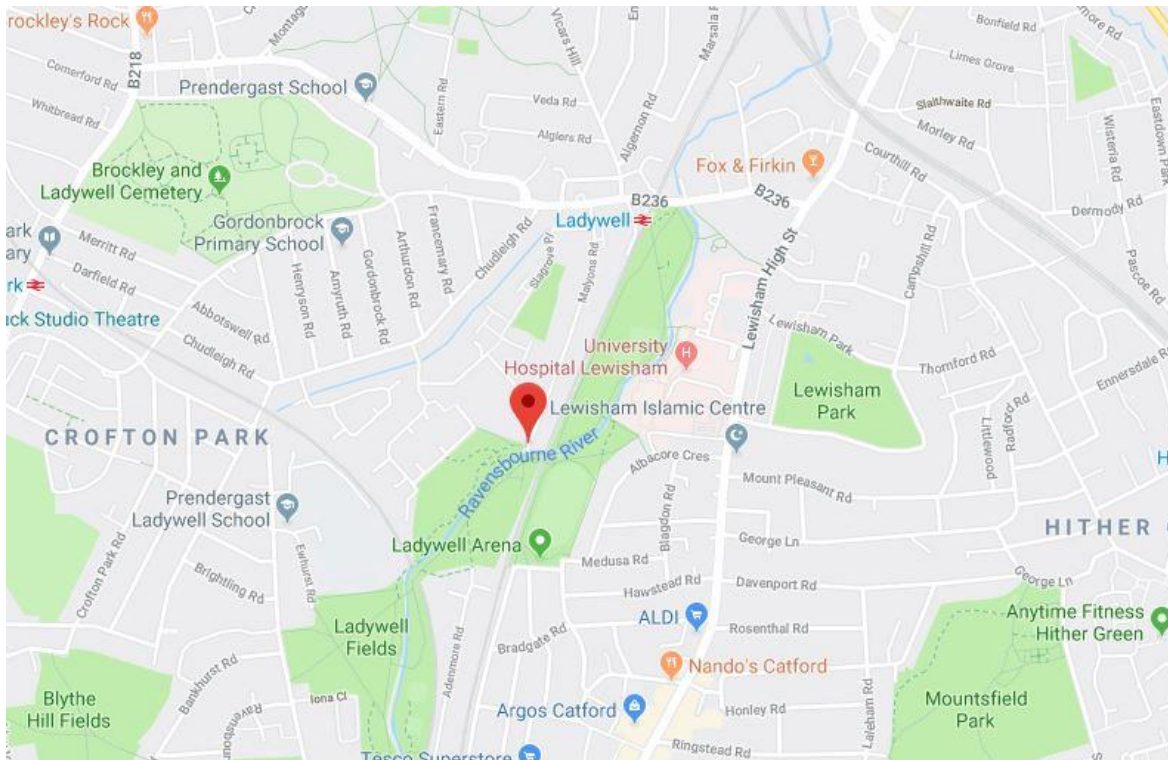


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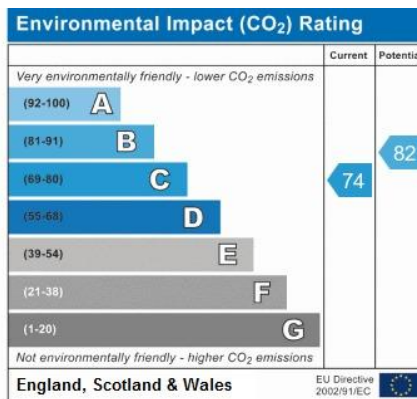
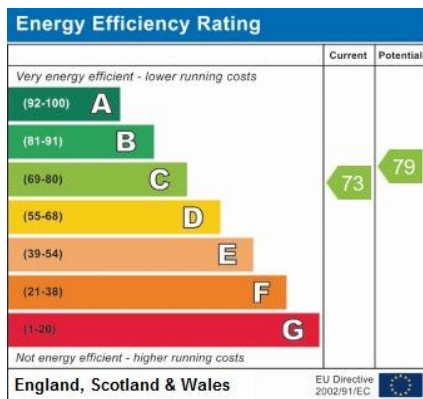


This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility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

Additional Information



Energy Performance Certificate



Property Information

Tenure: Share of freehold
 Service charge: as and when required
 Ground rent: not applicable



Ladywell



Brockley



Lewisham

Lewisham Sales

T: 020 8690 8888

E: info@sebastianroche.com | W: s-roche.com



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: 16619