



## Ellerdale Street, SE13 7JX

### Guide Price £750,000-£775,000 Freehold

Set over 3 floors, is this attractive, 4-bedroom period property with a south facing garden, offered for sale with no chain.

Beautifully-presented throughout it boasts a reception room with period fireplace and a dining room also with a fireplace and built-in cupboards.

At the rear is a fitted kitchen with a door leading out to a south-facing garden with decked area, lawn and some plants to borders. On the first floor are 2 double bedrooms and a family bathroom with separate shower cubicle.

The loft has been converted providing a further double and single bedroom with an additional shower room.

Lewisham mainline station is nearby from where there are fast and frequent services into central London. In addition, Lewisham DLR allows quick and easy access into Canary Wharf.

As for amenities, Lewisham high street and shopping centre cater for most needs with a range of shops, department stores, coffee shops, restaurants and a weekly outdoor market.

Green spaces are to be found all around with Hilly Fields being the nearest where you'll find tennis courts and a regular farmers' market.

With a number of good schools locally - including Prendergast School for Girls - this property would make an ideal family home.

Photos



Photos



# Floor plan

Approx. Gross Internal Floor Area  
**1256 Sq. ft/116.69 Sq. m**  
 (Including Eaves)

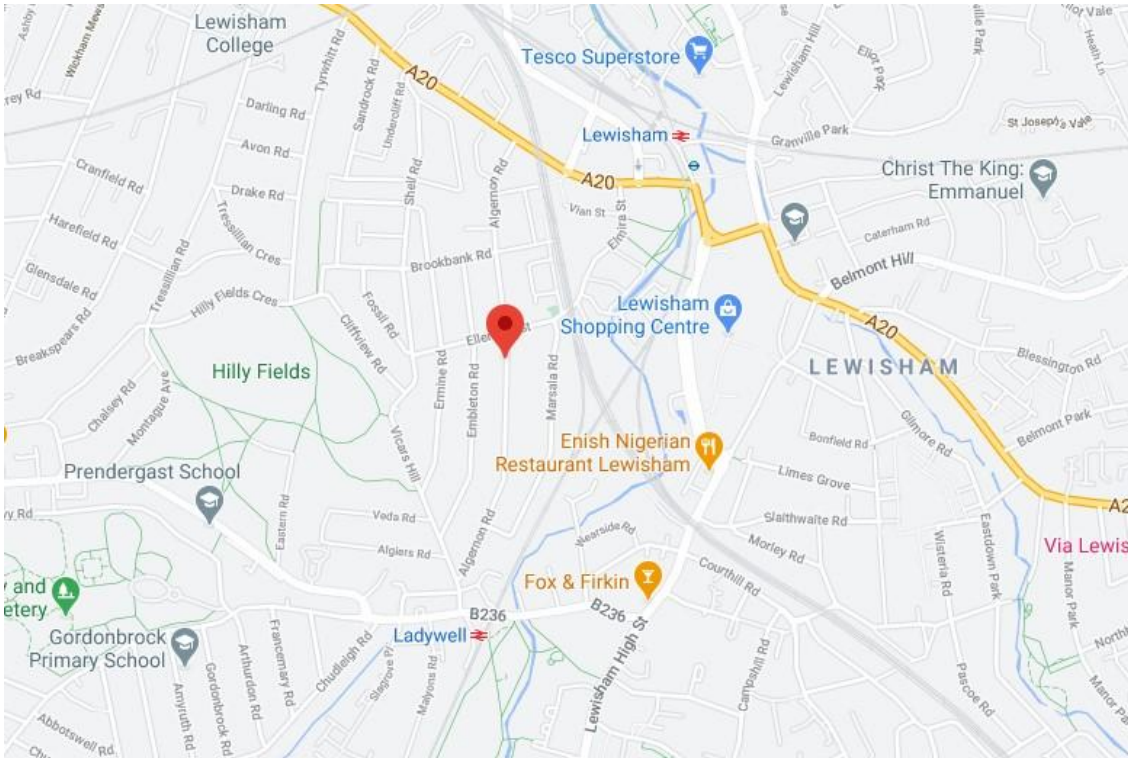


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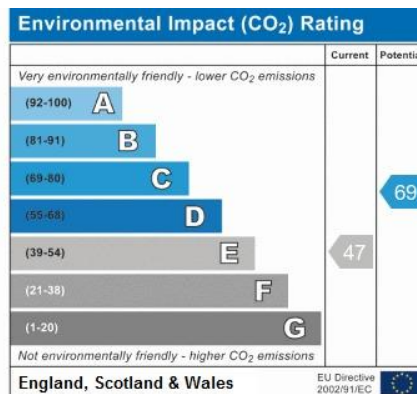
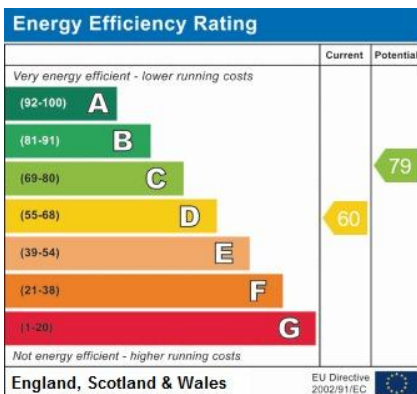


This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility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

## Additional Information

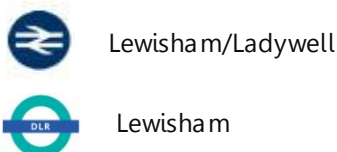


## Energy Performance Certificate



## Property Information

Tenure: Freehold  
Council Tax: Band



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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: 215.20dm