



Embleton Road, SE13 | Guide Price £600,000

02077819888

brockley@pedderproperty.com

pedder
We live local



In General

- Victorian ground floor conversion
- Three double bedrooms
- Stunning finish throughout
- Offered chain free
- Beautiful open plan kitchen/ reception room
- Two modern bathrooms
- Close to excellent transport links and local amenities
- Share of freehold
- Private south west facing garden
- High ceilings

In Detail

****Guide Price £600,000 to £650,000**** An incredible three bedroom, Victorian ground floor conversion for sale on the sought after Embleton Road, in the heart of Ladywell Conservation area. Offered chain free.

This beautiful newly renovated property offers over 800 sq ft and comprises a stunning open plan kitchen/ reception room to the rear complete with bi-fold doors leading on to a private south west facing garden.

There are three double bedrooms of which the master boasts an en-suite, a separate modern bathroom suite and a courtyard.

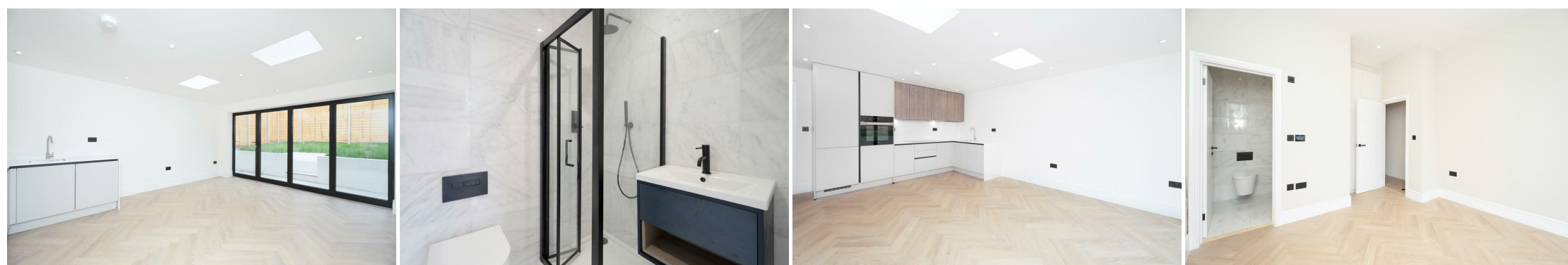
Further benefits include a high specification throughout, a share of freehold, large windows offering an abundance of natural light throughout, high ceilings, a charming front garden and so much more!

Located just 0.3 miles to Ladywell station, and with Brockley, Crofton Park and Lewisham stations nearby, there are excellent transport links into London Bridge, Canada Water, Clapham, London Victoria, Whitechapel, Highbury & Islington and many other locations.

It is just a short walk from Hilly Fields Park, Blythe Hill and Ladywell Fields and other local amenities including a variety of restaurants, coffee shops, parks and gastro pubs.

Call the Pedder Brockley sales team to arrange a viewing today.

EPC: D | Council Tax Band: B | Lease: 999 years remaining | SC: Ad hoc | GR: £0 | BI: Incl. in SC



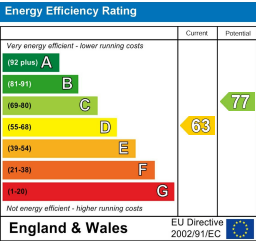
Floorplan



Total area: approx. 75.7 sq. metres (814.9 sq. feet)

Copyright www.pedderproperty.com 2024. These plans are for representation purposes only as Defined by RICS - Code of Measuring Practice. Not drawn to scale. windows and door measurements are approximate, please check dimensions, shapes and compass bearings before making any decisions reliant upon them.

Plan produced using PlanUp.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.