

ERMINE ROAD, LONDON, SE13 7JT

**OFFERS IN EXCESS OF £800,000**





## DESCRIPTION

For sale is this beautiful 1904 built Edwardian home. Located in a prime road, which is between Hillyfields Park, Lewisham Mainline Station, the local village at Ladywell, but also minutes from the High Street. There are popular schools within walking distance. In fact walkscore give this house an 84/100 as 'very walkable', but according the current vendors, you do not need a car at all. This is a very quiet road, but near the hustle and bustle of Lewisham centre with its excellent train, bus and DLR links. The house has been in one loving ownership for approaching 30 years and has been updated including a modern kitchen and shower room and a downstairs loo. The kitchen has been extended and now has bi-fold doors onto the garden, which we know everyone loves. There are period features everywhere including cast iron fireplaces. There are three double bedrooms upstairs and the vendors have swapped the main bathroom out for a more contemporary shower room. Downstairs there are two interconnecting reception rooms and the kitchen/diner which overlooks the garden. There is also a spacious loft with potential for conversion to an extra room. You will fall in love with this well-kept and stylish home. No chain. #AskBeaumont



EPC ordered









GROSS INTERNAL AREA (GIA)  
The footprint of the property  
106.85 sqm / 1150.12 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
Includes walkways, restricted head height  
99.20 sqm / 1067.78 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.8m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL: 103.57 sqm / 1114.82 sqft  
IPMS 3C RESIDENTIAL: 99.59 sqm / 1071.98 sqft  
SPEC ID: 6246de0e44e7e90e5f77daaf

## FROM THE VENDOR

What are your neighbours like? Genuinely delightful! Same neighbour at No.19 since we've been here, get on very well; no.15 also been here some 10 or more years – people tend to stay a long time as such a nice road to live in. There is an Ermine Road WhatsApp group which organises things like street parties (eg, every 2 months the road is closed off for a Play Street for children to run about in) and acts as an informal neighbourhood watch.

What alterations have you made to the property, and did you seek planning permission/building regulations approval? Requiring formal building regulations approval: our kitchen extension was done in 2015; we also put in the downstairs toilet at this time. We had a completely new Spanish slate roof put on in 2010, replacing the old concrete tiles – this was also checked and approved by the Council's building control services.

What other improvements have you made to your property? bathroom upgraded 2013 with new shower / sink / toilet. We have over the last 25 or so years put in new wood box double-glazed sash windows throughout the property.

Why have you decided to sell your property? After 45 years in London, now that we are both retired, we want to 'move to the country', and be closer to family. We also love gardening and although our current garden is fine, we want a bigger one!

What have you always liked about this property or what are its unique features? It's a really good-sized 3 double bed house with extended kitchen (and a very large attic) that gives us all the room we need. The road is incredibly quiet given its excellent location, and it's an easy walk to both Lewisham and Ladywell stations and the DLR – also loads of shops in Lewisham centre, a good street market, and 4 big supermarkets very easy to access. Add to those great parks at Hilly Fields, only 4 minute walk away, and Ladywell Fields. Also Lewisham Hospital with A&E service nearby, which is reassuring in case of illness and accident.

What do you dislike about this property? An honesty note! The garden's a bit small for our ambitions! And I get irritated by having to pay the Council for residents' parking. Otherwise, quite honestly, we've had a great 25 years here, reflecting how happy we have been in the house while working in London.