





Property Summary

Mark Beaumont estate agents are delighted to offer for sale this attractive period conversion maisonette situated in a desirable residential road on the edge of the Brockley conservation area and less than one mile from Lewisham Station and DLR connection. The accommodation is arranged over three floors and sub levels, from the ground floor to the top floor. The accommodation is principally arranged over the top two floors, it is extremely flexible and can be arranged as four bedrooms, or three bedrooms and two reception rooms. There is a bright spacious lounge, which opens onto a separate and generous fitted kitchen. There are two full sized bathrooms, one of which is en-suite. There is an additional cloakroom. This property is very generously apportioned rooms, with high ceilings, cornicing, some lovely fireplaces and sash windows. A particular feature is the staircase which winds its way from the ground floor all the way to the top. For sale with no chain. #AskBeaumont

Property Features

- Spacious Split Level Maisonette
- Flexible accommodation
- 4 bedrooms
- Fitted Kitchen
- Close to Conservation areas and Hilly Fields.
- Lewisham Station and DLR 0.6 mile 12 mins
- St Johns Station 0.4 mile, 9 mins
- Hilly Fileds Park 0.5 mile
- Freehold
- 1172 ft² | 109m²



SHELTERED ENTRANCE PORCH

ENTRANCE HALL

STAIRS TO THE FIRST FLOOR LANDING

W/C

RECEPTION

14' 7" x 12' 0" (4.44m x 3.66m)

KITCHEN

10' 1" x 9' 11" (3.07m x 3.02m)

MAIN BEDROOM

14' 11" x 12' 0" (4.55m x 3.66m)

ENSUITE BATHROOM

6' 6" x 5' 9" (1.98m x 1.75m)

QUARTER LANDING

BEDROOM FOUR

10' 9" x 10' 0" (3.28m x 3.05m)

THREE QUARTER LANDING

BEDROOM TWO

14' 8" x 12' 5" (4.47m x 3.78m)

TOP LANDING

BEDROOM THREE

11' 0" x 10' 8" (3.35m x 3.25m)

BATHROOM TWO OUTSIDE TO THE REAR

An allocated section of garden. Access via a side gate.

DISTANCES

Distances are taken from Google maps and are approximate to be used as a guide line only.

From Lewisham Station/DLR 0.6 Miles

From Elverson Road 1.0 Miles

From St Johns Station 0.5 Miles

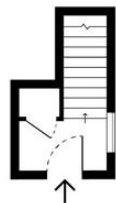
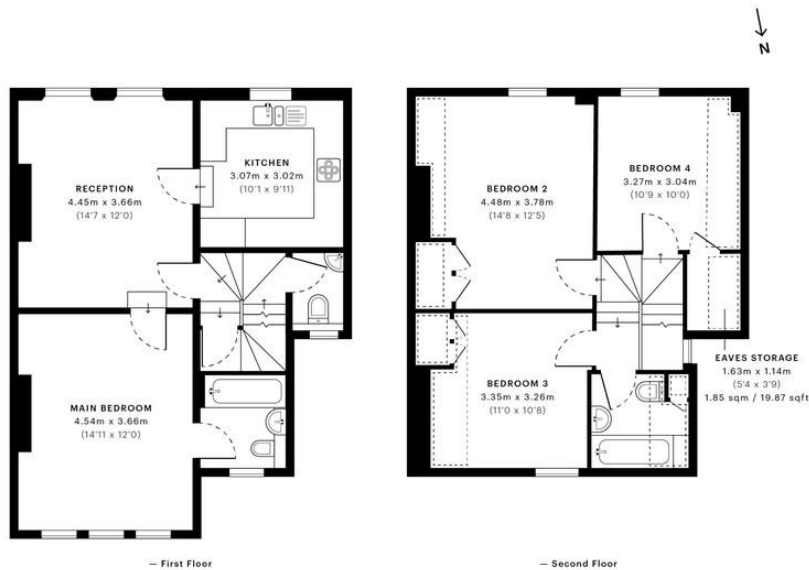
From Ladywell Station 0.6 Miles

From Brockley Station 1.0 Miles









Ground Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
109.38 sqm / 1177.36 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes wet rooms, restricted head height
99.16 sqm / 1067.35 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
9.69 sqm / 104.30 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: 107.22 sqm / 1154.11 sqft
IPMS 3C RESIDENTIAL: 102.13 sqm / 1099.32 sqft
SPEC ID: 62cd5f1dcdf5a0d0db031ae8

AGENTS NOTE

This property is being sold as freehold. There are no service charges or ground rents.
There may be ground rents to collect from the flat downstairs and your solicitors will have to make enquiries to this.
There is no lease presently.
Council tax band band 'D'. Payable £1,816.81 pa.
London Borough of Lewisham.
This property is being sold with no chain.
A reservation fee will be required to be paid on this property using the services of 'Gazeal'. Please ask for further details.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	