



Levendale Road SE23
£750,000

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In general

- Two double bedrooms
- One modern bathroom suite
- A spacious reception room
- A huge kitchen/dining room with bi-fold doors
- A large landscaped private rear garden
- A brand new boiler
- New radiators throughout the house
- New engineered oak floor on the entire ground floor
- Close to the local amenities

In detail

A stunning two double bedroom mid-terrace house for sale on the sought-after Levensdale Road with a beautiful private rear garden.

This wonderful property comprises two double bedrooms with wooden shutters, one modern bathroom suite, a spacious reception room and a huge kitchen/dining room with bi-fold doors that lead directly on to a large landscaped private rear garden with patio and brick flower beds.

Further benefits include a brand new boiler and kitchen appliances, new radiators throughout the house, a new engineered oak floor on the entire ground floor and so much more.

This property is located within close proximity to Forest Hill, Honor Oak Park, Catford and Catford Bridge stations, offering excellent transport links into Charing Cross, St Pancras, Waterloo, London Bridge, Waterloo, Victoria, Canada Water, Shoreditch, Whitechapel, Highbury & Islington, and many other locations. The property is also conveniently situated for various other local amenities including a variety of restaurants, coffee shops, gastro pubs, cafes and is situated close to outstanding schools.

Viewings are highly recommended, call the Pedder Forest Hill team to arrange a viewing today.

EPC: D | Council Tax Band C |



Floorplan

Levendale Road, SE23

Approximate Gross Internal Area

Ground Floor = 52.2 sq m / 562 sq ft

First Floor = 40.9 sq m / 440 sq ft

Total = 93.1 sq m / 1002 sq ft



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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