



Malyons Road, SE13  
Guide Price £425,000-£450,000

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# In general

- Share of freehold
- Private rear garden
- Spacious kitchen
- Seperate reception room
- Two bedrooms
- Modern bathroom suite
- Close to local ammenities
- Excellent transport links

# In detail

Guide price £425,000 - £450,000.

A bright and spacious two bedroom maisonette for sale on the sought-after Malyons Road with a private rear garden.

This property comprises a spacious kitchen, a seperate reception room, modern bathroom suite, two bedrooms and a fantastic private rear garden.

Further benefits include an abundance of light, plenty of storage, sash windows, double glazing and a lovely finish throughout.

This property is situated approximately just 0.3 miles from Ladywell station offering great transport links to London Bridge, London Waterloo, Waterloo East, Charing Cross, Cannon Street and many other locations across the whole of London.

It is also very well located for access to Hilly Fields and various local amenities including a variety of parks, restaurants, supermarkets, coffee shops, cafes and gastro pubs.

Viewings are highly recommended, call the Pedder Brockley sales team to arrange a viewing today.

EPC: D | Council tax band: B | Lease term remaining: TBC | GR: TBC | SC: TBC | BI: TBC



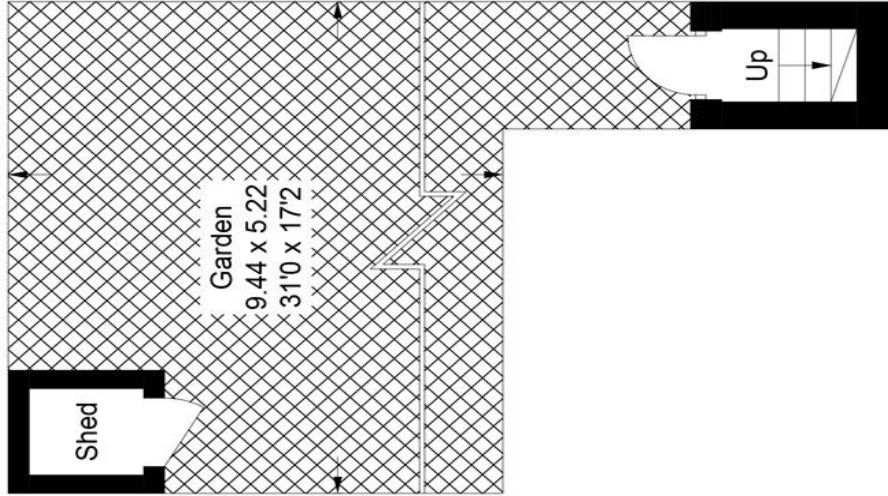
# Floorplan

## Malyons Road, SE13

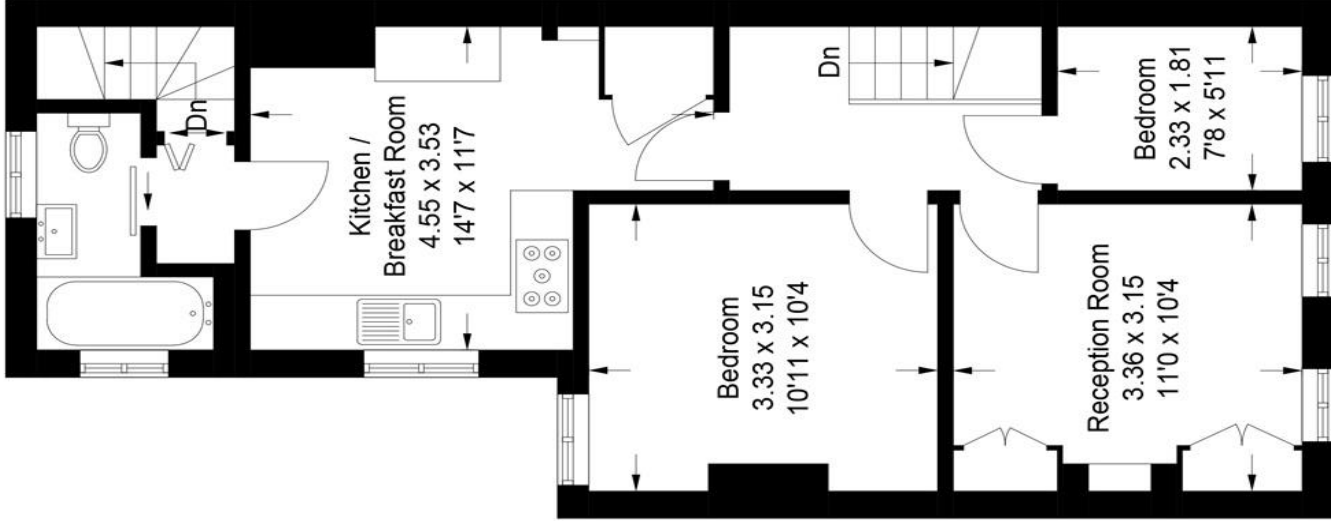
Approximate Gross Internal Area = 57.8 sq m / 622 sq ft

Shed = 1 sq m / 11 sq ft

Total = 58.8 sq m / 633 sq ft



Ground Floor



Ground Floor First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67   D	79   C
39-54	E		
21-38	F		
1-20	G		

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