



Julian Taylor Path SE23
Guide £610,000 - £625,000

0208 702 9444
pedderproperty.com

pedder



In general

- Spacious kitchen/dining room
- Three bedrooms
- Large reception room
- Beautiful private rear garden
- Bathroom suite
- Off street parking
- Double glazing
- Plenty of storage
- Potential to extend and convert
- Close to excellent transport links

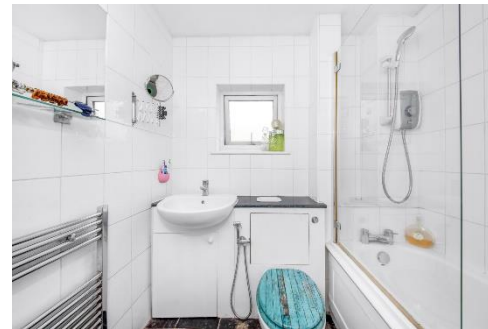
In detail

A beautiful three bedroom terraced house for sale on the popular and secluded Julian Taylor Path.

This lovely property comprises a spacious kitchen/dining room, three bedrooms which all benefit from built in storage/wardrobes, a downstairs WC, neutral bathroom suite and a large reception room that leads directly on to a beautiful 36ft private rear garden. Further benefits include plenty of storage, off-street parking, double glazing, fitted wardrobes, new fencing in the front and rear gardens and the potential to extend and convert the property subject to planning.

The property is set approximately just 0.6 miles from Forest Hill station offering excellent transport links into London Bridge, Victoria, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also in close proximity to great schools and nearby Dulwich Village, Lordship Lane, Sydenham Hidden Forest and close to various local amenities including a variety of restaurants, coffee shops, cafes, gastro pubs and the very popular Horniman Park and Museum. EPC: C.

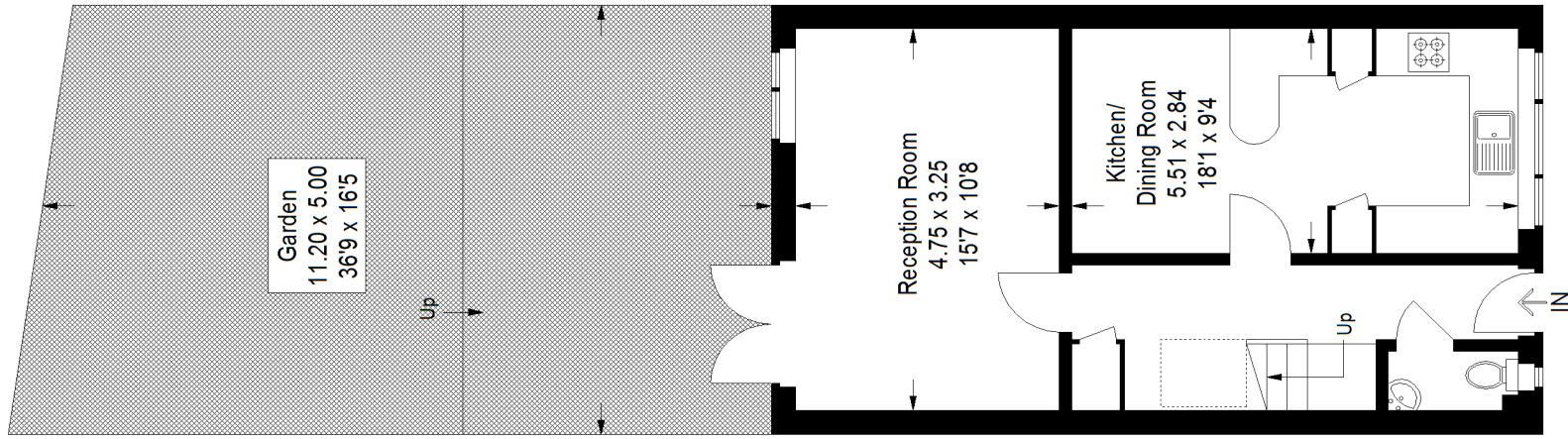
Viewings are highly recommended, call the Pedder Forest Hill team to arrange a viewing today.



Floorplan

Julian Tayler Path SE23

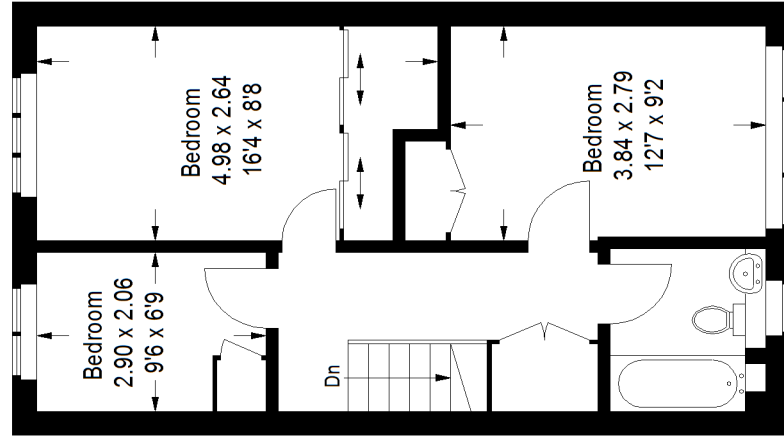
Approximate Gross Internal Area
Ground Floor = 43.7 sq m / 470 sq ft
First Floor = 43.2 sq m / 465 sq ft
Total = 86.9 sq m / 936 sq ft



Ground Floor



= Reduced headroom
below 1.5 m / 5'0"



First Floor

Copyright www.pedderproperty.com © 2021
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		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.