

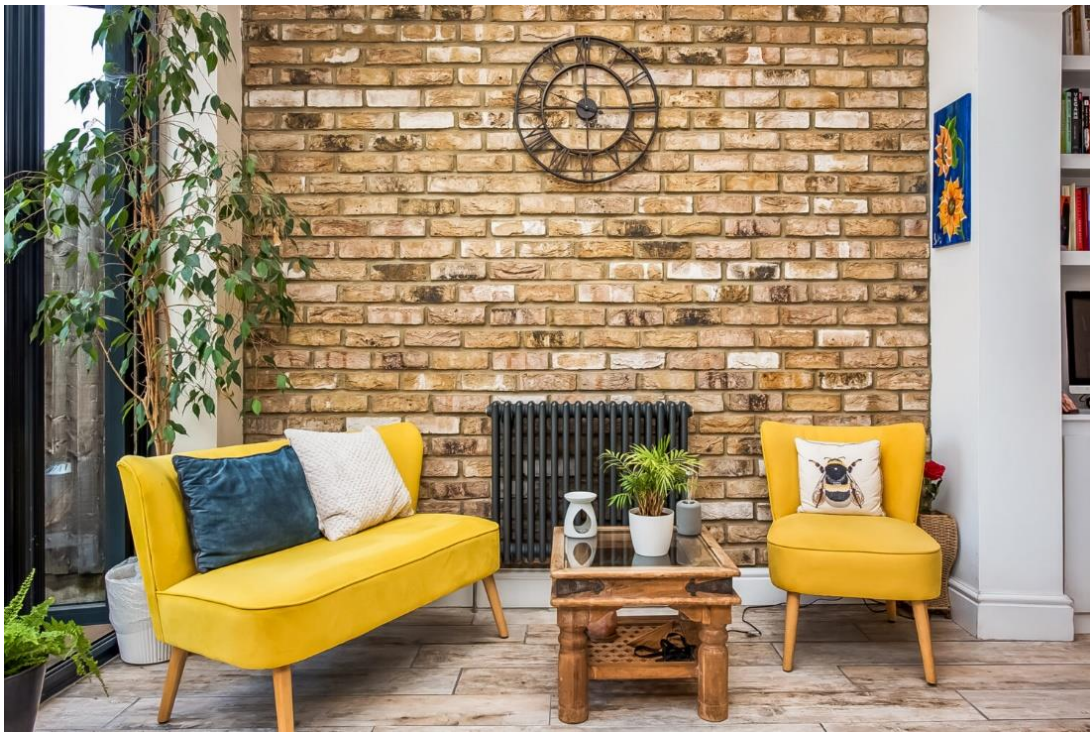


Levendale Road, SE23  
£750,000

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# In general

- Two double bedrooms
- Private garden
- Exposed brick feature wall
- Restored wooden flooring throughout
- Working fireplaces
- Kitchen appliances
- Modern bathroom suite with underfloor heating
- Spacious reception room
- Plenty of storage
- Close to 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, a spacious reception room, one modern bathroom suite benefits from underfloor heating with solid marble unit and built in cupboard. The kitchen/dining room boasts an exposed brick wall feature and bi-fold doors that lead directly on to a large landscaped private rear garden with patio.

Further benefits include original working open fireplaces in both the living room and dining/kitchen area, kitchen appliances, original wood floor throughout 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: C | Council Tax Band D



# Floorplan

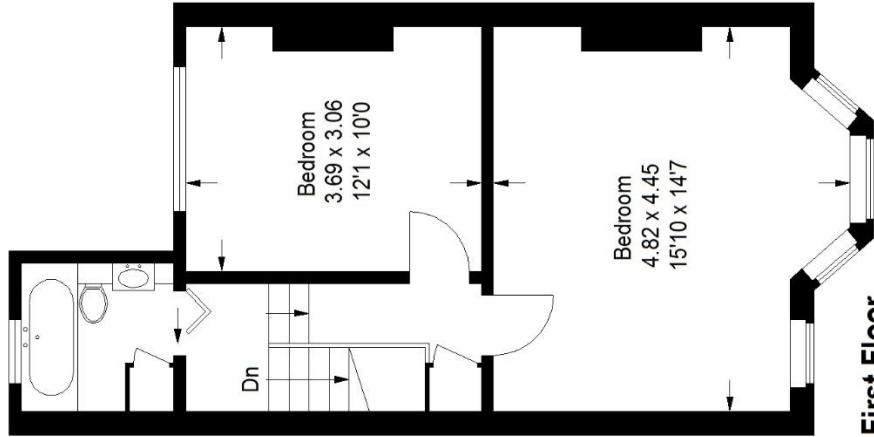
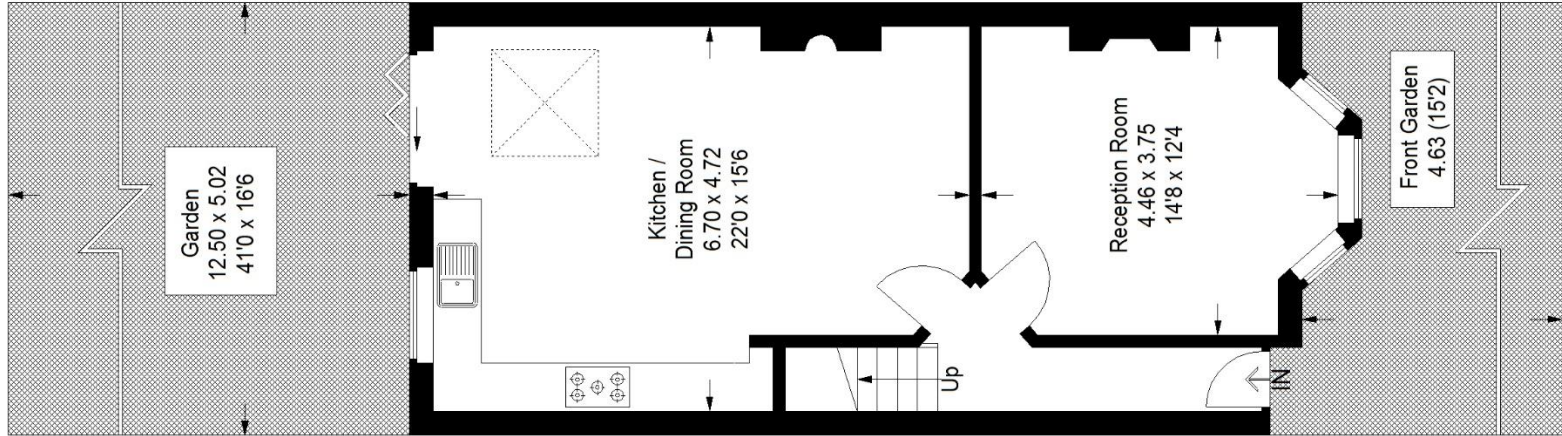
Levendale Road SE23

Approximate Gross Internal Area

Ground Floor = 52.2 sq m / 562 sq ft

First Floor = 41.4 sq m / 446 sq ft

Total = 93.6 sq m / 1008 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		84   B
69-80	C	70   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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