



Tugela Street, SE6
£650,000

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In general

- End of terrace house
- Front reception room
- 55ft private rear garden
- Three bedrooms
- 24ft kitchen/reception room
- Garden studio
- Double glazed sash windows
- Potential to extend(STPP)
- Close to local amenities

In detail

A spacious three bedroom end of terrace house of sale on Tugela Street with a wonderful 55ft private rear garden.

This wonderful period property comprises a front reception room, three bedrooms, neutral bathroom suite and 24ft kitchen/reception room leading onto a beautiful west facing rear garden. Further benefits include garden studio, double glazed sash windows, downstairs WC, plenty of storage, original period fireplaces, flourishing landscaped garden and patio, an abundance of light and so much more. The property also offers excellent potential to extend (subject to planning permission).

Set within close proximity to Forest Hill, Sydenham, Lower Sydenham, Catford and Catford Bridge stations on a quiet and neighbourly street. The property offers excellent transport links into London Bridge, Blackfriars, Victoria, Waterloo, Elephant & Castle, Charing Cross, Canada Water, Canary Wharf, Shoreditch, Whitechapel, Highbury & Islington and many other locations. It is also close to various local amenities including a variety of parks, Riverview Walk, Outstanding Provider primary schools, restaurants, coffee shops, supermarkets, cafes and gastro pubs.

Note from vendor: "We have absolutely loved living here for over 10 years, adding features inside and out with care and attention. It's an ideal home for a young family for people looking to be part of a wonderful community street."

Call the Pedder Forest Hill sales team to arrange a viewing today.

EPC D | Council Tax Band: D



Floorplan



Tugela Street, SE6

Approximate Gross Internal Area

Ground Floor (Excluding Studio)

47.4 sq m / 510 sq ft

First Floor = 40.8 sq m / 439 sq ft

Total = 88.2 sq m / 949 sq ft



First Floor

Ground Floor

= Reduced headroom below 1.5 m / 5ft

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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		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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