



Tugela Street, SE6  
£625,000

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# In general

- Period house
- Two double bedrooms + loft room
- Modern bathroom
- Popular street
- Close to various transport links
- West facing rear garden
- Summer house
- Wooden shutters
- Front reception with bay window
- Gas fireplace

# In detail

A spacious two bedroom Victorian house for sale on Tugela Street with a wonderful west facing rear garden and loft room.

This recently refurbished property comprises a front reception room, two double bedrooms, modern bathroom with walk in shower and free-standing bath, rear dining room and a separate fitted kitchen that leads directly on to a wonderful private rear garden. Further benefits include high quality fixtures and fittings, wooden shutters, gas fireplace in the front reception room, natural stone flooring in the kitchen, dining room and bathroom, summer house, double glazed windows, plenty of storage, an abundance of light, wooden pergola with grape vine plants to provide shaded outdoor seating in back garden. 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, popular primary schools, restaurants, coffee shops, supermarkets, cafes and gastro pubs.

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

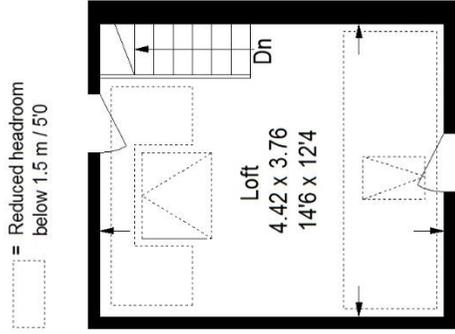
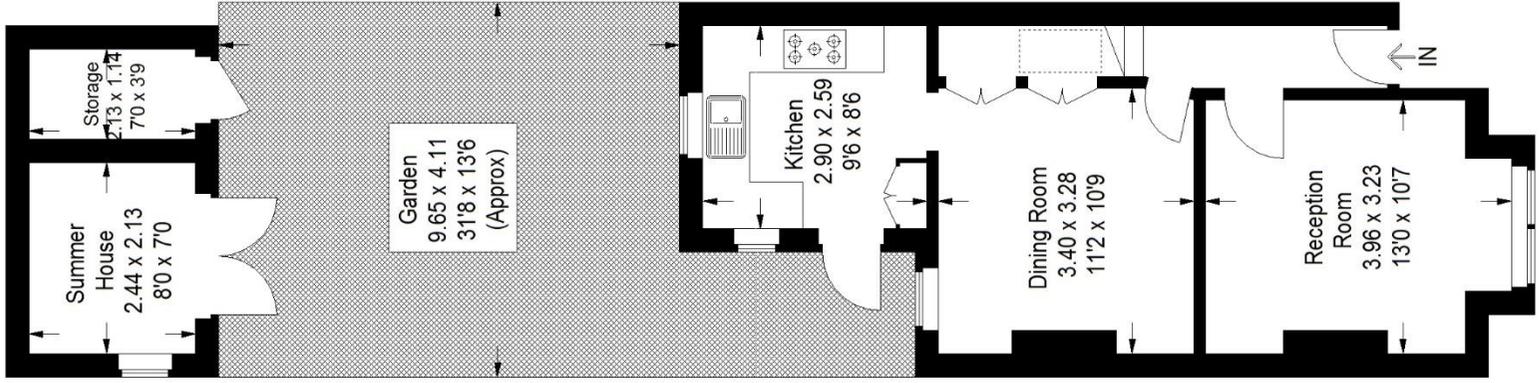
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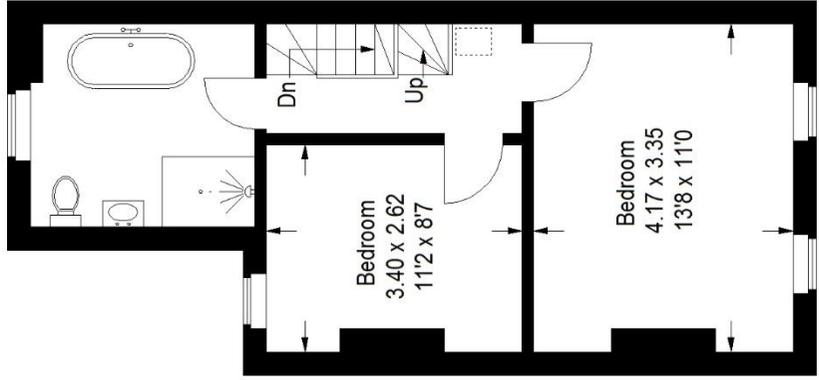
# Floorplan

## Tugela Street, SE6

Approximate Gross Internal Area  
 Ground Floor (Excluding Outbuilding)  
 36.7 sq m / 395 sq ft  
 First Floor = 36.5 sq m / 393 sq ft  
 Second Floor = 16.7 sq m / 180 sq ft  
 Total = 89.9 sq m / 968 sq ft



Second Floor



First Floor

Ground Floor

= Reduced headroom below 1.5 m / 5'0"

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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	68 D	
39-54	E		
21-38	F		
1-20	G		

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