

Undercliff Road | Lewisham | SE13 7TU

Bryan & Keegan
ESTATE AGENTS

- Chain free
- Great location
- Three reception rooms
- Three bedrooms





Located in enviable spot between Brockley & Lewisham is the fantastic period home.

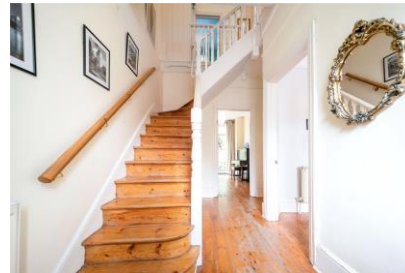
The property is presented in good condition throughout and measures in excess of 1150 square feet. There is also scope for more space via a loft conversion or extension subject to the necessary planning consents. It also has the added advantage of no onward chain.

Step through the front door and through the hallway and you will be greeted by three spacious reception rooms, with a modern gloss kitchen to the back. Both the kitchen the dining rooms have access to the rear garden which measures approximately 42 feet.

Head upstairs to find a recently updated shower room with ornate vinyl flooring and three bedrooms.

Undercliff Road is well positioned for transport links with Lewisham DLR & St Johns less than half a mile away. Brockley and Ladywell are slightly further, but still within walking distance.

A great selection of amenities can be found nearby including independent traders on Ladywell & Brockley high street or national trader within Lewisham's shopping centre.

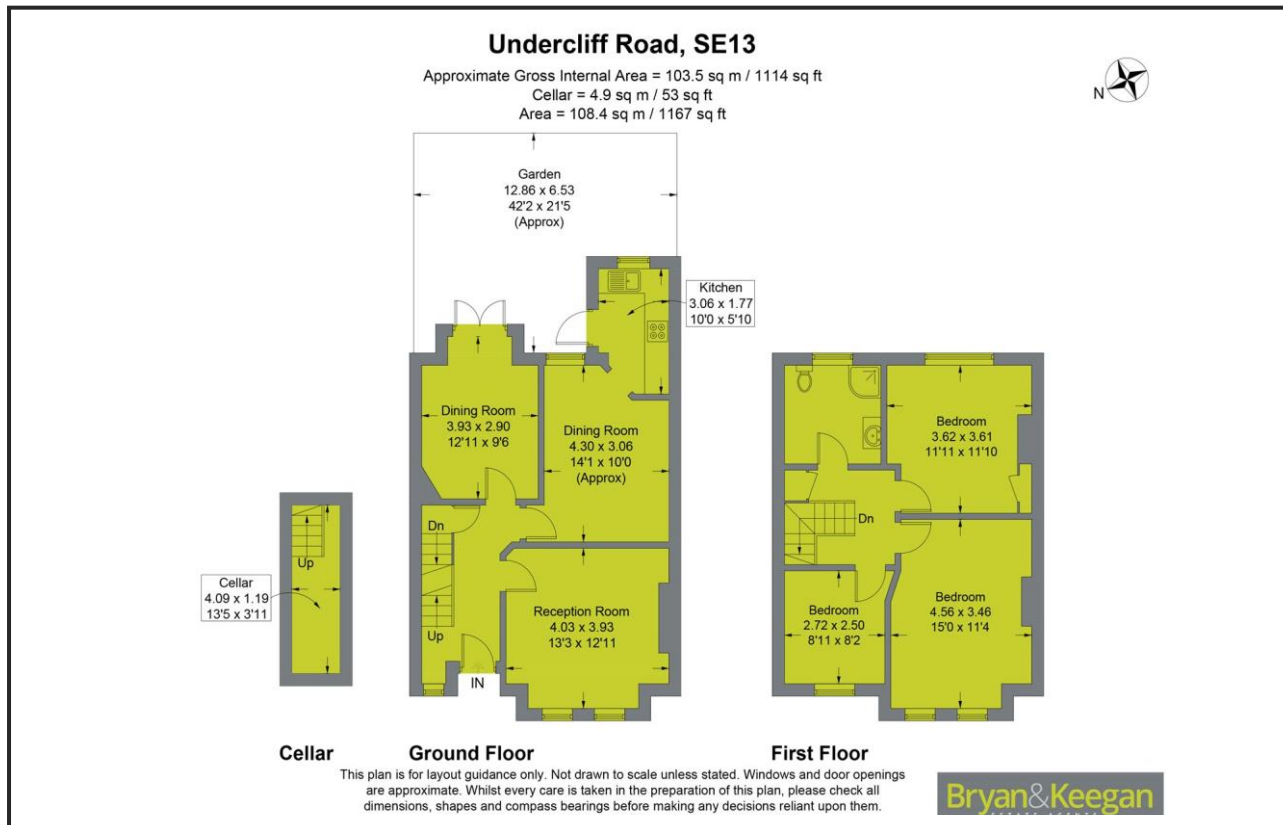


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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.