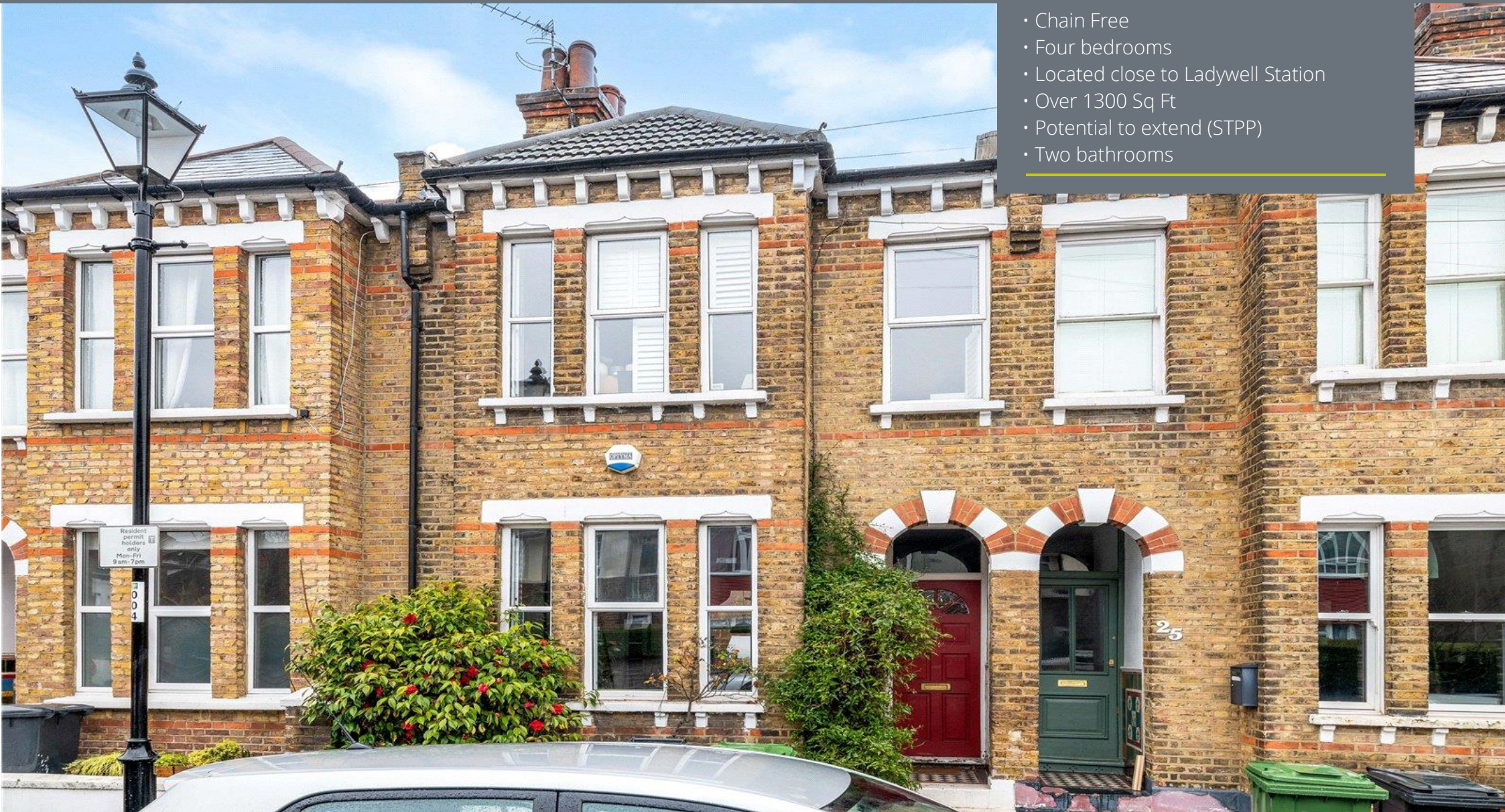


Gillian Street, Ladywell

O.I.E.O £800,000

Bryan & Keegan
ESTATE AGENTS

- Chain Free
- Four bedrooms
- Located close to Ladywell Station
- Over 1300 Sq Ft
- Potential to extend (STPP)
- Two bathrooms





Located just a stone's throw from Ladywell Village is this charming period terraced home.

The property measures in excess of 1300 square feet and offer bright and spacious accommodation and is being sold with the added advantage of no onward chain.

The ground floor boasts a large double reception room, under stairs storage, and a modern fitted kitchen with room to dine.

Head upstairs to the first floor where you will find three double bedrooms, and a family bathroom. The top floor has a large main bedroom with eaves storage and a second bathroom.

The rear garden measures approximately 45ft and includes a seating area, lawn, and decking.

Gillian Street is within easy reach of Ladywell Station, which offers frequent trains to Charing Cross & Waterloo East.

Hilly Fields, Ladywell Fields and a trendy high street that includes a soughdough pizzeria, a deli and a French patisserie are also just a short walk away.



190 Hither Green Lane, Lewisham, London, SE13 6QB

Tel: 020 8852 2388

hg@bryanandkeegan.co.uk

www.bryanandkeegan.co.uk



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C	67	
(55-68) D		
(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.