



Algiers Road | Ladywell, London, SE13 7JE

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Guide Price £450,000

Leasehold

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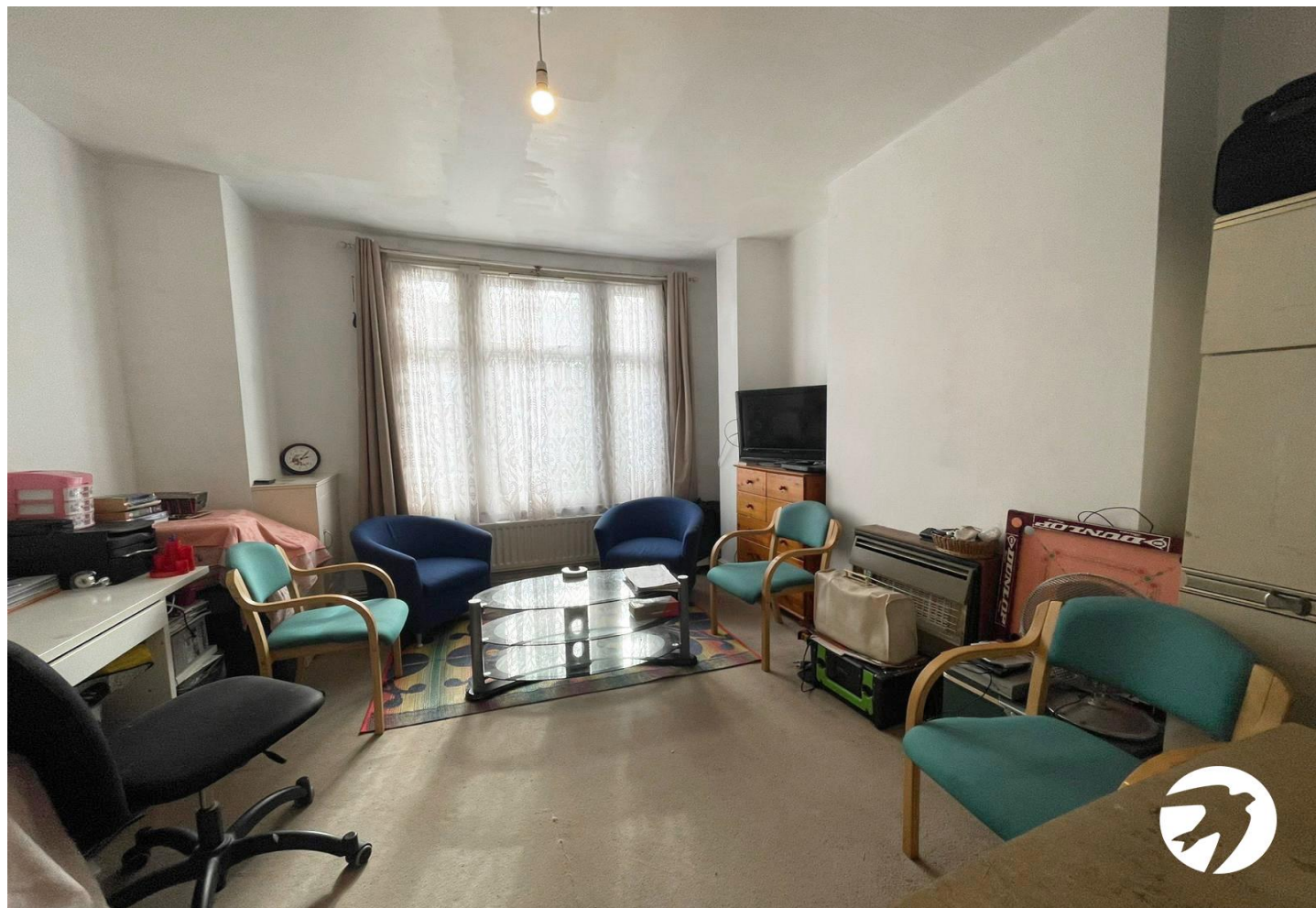
Algiers Road, Ladywell

Conveniently located round the corner from Ladywell High Street and train station is this spacious two double bedroom ground floor flat with its own entrance. It also comes with a large eat-in kitchen, a good sized rear garden and two small plots at the front.

A superb opportunity for first time buyers or investors to purchase a property in a sought-after area of London with heaps of potential.

Property Features

- Two bedroom maisonette
- Ground floor
- 40 ft private rear garden
- Gas central heating system and double glazing
- Walking distance to Ladywell Train Station
- Close to local amenities, schools and parks
- Total floor area: 73m²= 786ft² (guidance only)



Interior

ENTRANCE HALL: Front entrance door, carpet, radiator, built-in storage cupboard

RECEPTION ROOM: 4.12m x 3.75m (13'6" x 12'4")
Double glazed window to front, double radiator, fully fitted carpet, electric fire place, built in meter cupboard.

KITCHEN: 4.43m x 2.84m (14'6" x 9'4") Double glazed window to rear, double glazed door to rear garden, wall mounted boiler, range of wall and base units with work tops, stainless steel sink unit with mixer tap, plumbed for washing machine, space for free standing cooker and fridge freezer, part tiled walls, vinyl floor.

BEDROOM 1: 4.19m x 3.43m (13'9" x 11'3")
Double glazed sash window to rear, radiator, fully fitted carpet.

BEDROOM 2: 4.47m x 2.26m (14'8" x 7'5") Double glazed sash window to front, radiator, fully fitted carpet.

BATHROOM: 2.44m x 1.74m (8' x 5'9") Frosted double glazed sash window to rear, panelled bath with separate shower unit, rail and curtain, pedestal hand wash basin with mixer taps, part tiled walls, tiled floor, radiator, extractor fan.

Exterior

GARDEN: Paved patio area, steps up to raised lawn area, fenced. Two small plots of front garden also come with the property.

Ground Floor





Location

Ladywell has a village character – with its own baker, greengrocers, pub and post office – while benefiting from the train station, which whisks you to London Bridge in just nine minutes. With Hilly Fields and Ladywell Fields only five and three minutes' walk away respectively, the area makes a great base for families and young professionals alike.

Leasehold Information

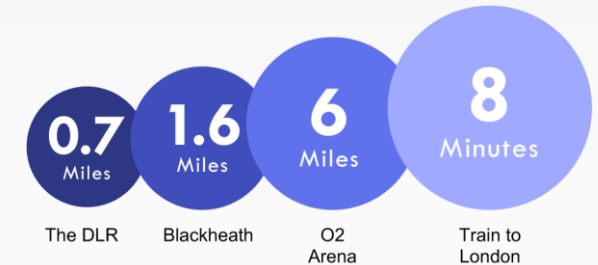
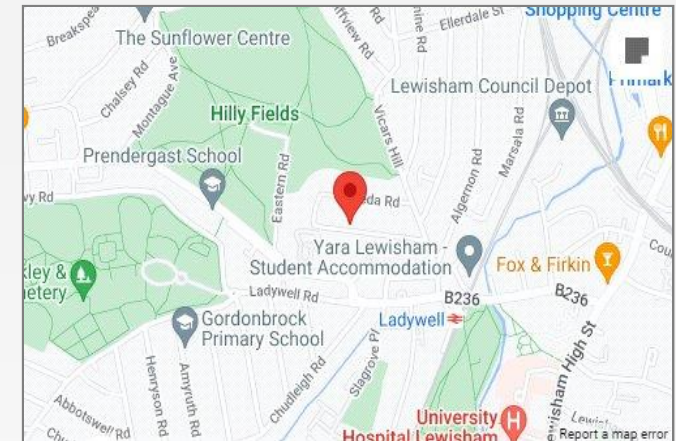
Time remaining on lease: 106 years *
Service Charge and Ground Rent: 174.27 per year *
(*to be verified by Vendors Solicitor)

Additional Information

Local Authority: London Borough of Lewisham
Council Tax: Band C (£1,712.24 pa)
EPC Rating: D

Property Location

Algiers Road, Ladywell, London, SE13 7JE



*All distances from branch postcode. Train time from nearest station.

FOR MORE INFORMATION
CONTACT US TODAY.

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