



Gillian Street | London, Greater London, SE13 7AH



Guide Price £725,000 - £750,000

Freehold

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Gillian Street, London

Robinson Jackson are very pleased to present to the market this 3 Bedroom period brick fronted house which oozes kerb appeal right in the heart of Ladywell Village on a quiet road, yet only a stone's throw from the station, Sainsbury's Local, butchers, florist, cafes as well as other independent shops and businesses.

Through the front door you step into the entrance hallway with its original features and striking painted staircase, welcoming you into the warmth and cozy feel of this lovely family home. The property has wonderful high ceilings and beautiful period fireplaces in both the reception and dining room adding to the charm and appeal of the entertaining space. The plantation shutters are a wonderful addition and provide privacy as well as a great way to control the amount of light in the room. The kitchen has a lovely feel to it with the vendor installing a moveable breakfast bar where the family spends time enjoying home cooked meals before retiring to the living room for relaxed evenings together. The sleeping accommodation on the first floor comprises two double bedrooms and one single bedroom all of which have plantation shutters. The master bedroom is carpeted and wonderfully spacious being the entire width of the house. The double bedroom at the rear is bright as it is dual aspect and has a wonderful feature fireplace. The patio garden at the rear of the property is perfect for relaxing and entertaining with very little maintenance required as well as being quiet and secluded.



Interior

ENTRANCE HALL: Entrance door, wood floor, radiator, stairs to first floor landing, under stairs storage, access to reception room and kitchen.

RECEPTION ROOM: 7.28m x 3.59m (23'11" x 11'9") Sash window to front and sash window to rear, wood floor, two feature fireplaces, covings, two radiators.

KITCHEN: 3.20m x 2.84m (10'6" x 9'4") Sash window and door to side, range of wall and base units, integrated electric oven and hob with extractor hood over, stainless steel sink unit with mixer tap, plumbed for washing machine, space for fridge freezer, tiled splash back.

LANDING: Wood floor, loft hatch, access to all bedrooms.

BEDROOM 1: 4.63m x 3.88m (15'2" x 12'9") Two sash windows to front, fully fitted carpet, radiator, covings.

BEDROOM 2: 2.82m x 2.41m (9'3" x 7'11") Sash window to rear, wood floor, radiator, covings.

BEDROOM 3: 3.23m x 2.87m (10'7" x 9'5") Sash window to side and rear, wood floor, radiator, built in wardrobe, feature fireplace.

BATHROOM: Panel enclosed bath with shower attachment and glass shower screen, wash hand basin, low level w.c., heated towel rail, partly tiled walls, spotlights.

Exterior

GARDEN: 5.80m x 4.58m (19' x 15') Paved.

Property Features

- Three bedroom Edwardian terrace house
- Double Reception room
- Fully fitted kitchen
- Upstairs family bathroom
- Low maintenance garden
- Close to local amenities, schools, Hilly Fields and Ladywell Field
- Walking distance to Ladywell Train Station
- Total floor area: 85m²= 915ft² (guidance only)



This floor plan is for illustrative purposes only. It is not drawn to scale. Measurements are approximate.





Location

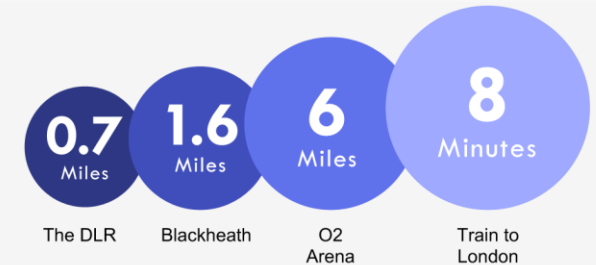
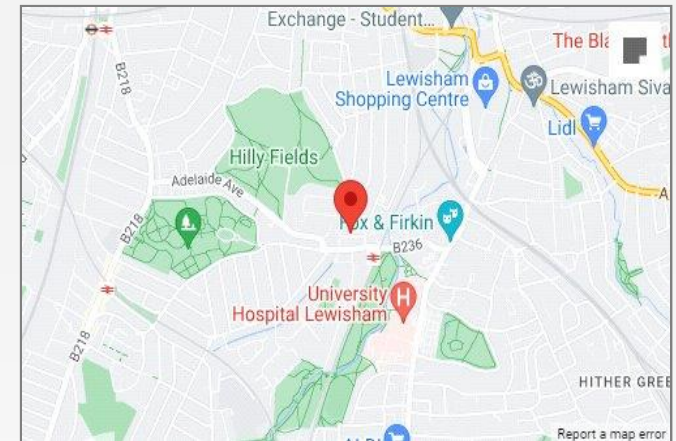
Ladywell has a village character – with its own baker, greengrocers, pub and post office – while benefiting from the train station, which whisks you to London Bridge in just nine minutes. With Hilly Fields and Ladywell Fields only five and three minutes' walk away respectively, the area makes a great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

Additional Information

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

Property Location

Gillian Street, London, Greater London, SE13 7AH



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

**FOR MORE INFORMATION
CONTACT US TODAY.**

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