





### Property Summary

For sale is this substantial and quite magnificent three storey Victorian family home. Located on the borders of Lewisham, St Johns and Brockley. The accommodation is spacious and highly adaptable being arranged over several split levels. The house has some wonderful period features, and this style of house is one of the most architecturally interesting in the area. The accommodation briefly comprises two large interconnecting reception rooms with a separate kitchen which has a rear addition, these are frequently combined. Over the next two floors there are five big bedrooms and two bathrooms, one of which is an en-suite and a first-floor cloakroom. There is the benefit of useful cellar area and a decent sized garden which faces south. The property has potential for a change of layout to create new spaces. Early viewing advised to avoid disappointment. Currently with no chain.

### Property Features

- FIVE BIG BEDROOMS
- TWO BATHROOMS
- NR ST. JOHNS & BROCKLEY
- OVER THREE FLOORS
- PERIOD FEATURES
- VERSATILE ACCOMODATION
- HILLYFIELDS 0.3 MILES
- ST JOHNS STN 0.4 MILE
- LEWISHAM STATION 0.6 MILE
- 1778 FT2



**FRONT GARDEN**

26' 0" x 23' 2" (7.93m x 7.08m)

**ENTRANCE HALL**

**BASEMENT**

15' 3" x 6' 1" (4.65m x 1.85m)

**RECEPTION ROOM**

15' 3" x 11' 11" (4.65m x 3.63m)

**DINING ROOM**

14' 8" x 11' 11" (4.47m x 3.63m)

**KITCHEN**

11' 5" x 10' 1" (3.49m x 3.08m)

**UTILITY ROOM**

Off of the kitchen.

**FIRST FLOOR LANDING**

**ENSUITE SHOWER ROOM**

**MAIN BEDROOM**

15' 3" x 11' 11" (4.66m x 3.65m)

**BEDROOM 4**

14' 2" x 11' 11" (4.33m x 3.63m)

**BEDROOM 5**

10' 3" x 9' 11" (3.12m x 3.02m)

**TOP FLOOR LANDING**

**BEDROOM 2**

18' 1" x 11' 5" (5.51m x 3.50m)

**BEDROOM 3**

14' 7" x 11' 10" (4.45m x 3.62m)

**BATHROOM**





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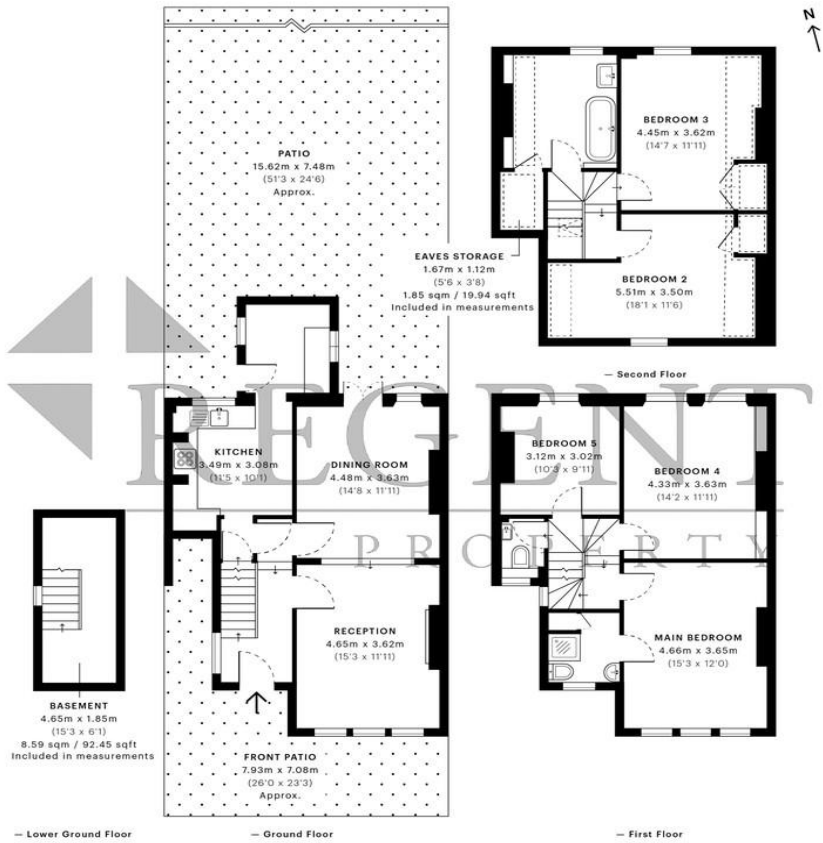
**DISTANCES**

Distances are taken from googlemaps.co.uk. They are approximate and are to be used as rough guide only.

- St Johns Station 0.4 Mile
- Lewisham Station 0.6 Mile
- Ladywell Station 0.6 Mile
- Brockley Station 1.0 Mile
- Hillyfields Park 0.3 Mile

**AGENTS NOTE**

Lewisham Council tax band F which is £2,624pa.  
 EPC has been ordered.  
 The house is being sold with no onward chain.  
 Viewings strictly by appointment.



EPC Ordered

<p>GROSS INTERNAL AREA (GIA) The measure of the property</p> <p>171.43 sqm / 1845.26 sqft</p>	<p>NET INTERNAL AREA (NIA) Excludes walls and external features Includes cupboards, window and door heights</p> <p>151.00 sqm / 1625.35 sqft</p>	<p>EXTERNAL STRUCTURAL FEATURES Balconies, terraces, pergolas, etc.</p> <p>0.00 sqm / 0.00 sqft</p>	<p>EXPECTED FLOOR HEIGHT Measured from finished floor level</p> <p>7.77 sqm / 83.64 sqft</p>
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spec Verified

RICS Certified Property Measurer

Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and calculated from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

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