



VILLAGE ESTATES

• EST.1993 •



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**WELL PRESENTED
THROUGHOUT**

**SHORT WALK TO ELTHAM HIGH
STREET**

FOUR/FIVE BEDROOMS

**CONVERTED LOFT WITH
JULIETTE BALCONY**

**PERIOD FEATURES & TWO
BATHROOMS**

KITCHEN/DINER



8 Ladysmith Road
London, SE9 5BN

£775,000

A fantastic Victorian home enjoying a great position within the road, this five bedroom extended family home is situated on the doorstep of Eltham high street. Forming part of a lovely collection of houses in Ladysmith Road, this location is perceived as a premier road by many local residents. One of the larger designs of its style, on the ground floor alone you have two formal reception rooms, a family bathroom, spacious kitchen/Diner and garden.

EPC RATING: D

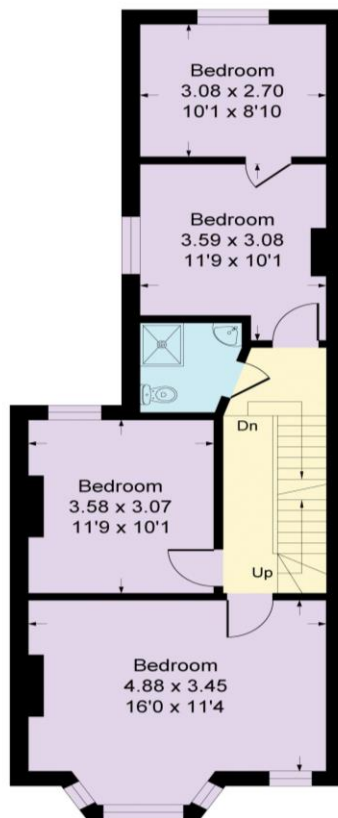
COUNCIL TAX BAND: D

TENURE: Freehold

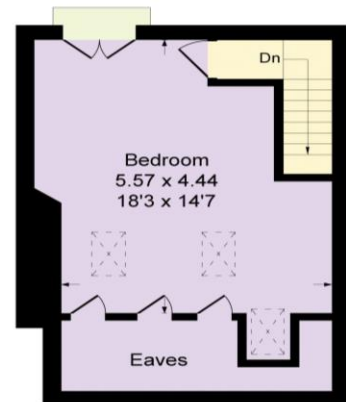
LEASE TERM: Not Applicable



Ground Floor



First Floor



Second Floor

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability. The accuracy of these details are not guaranteed and they do not form part of the contract.