



## Albyn Road, SE8

### £1,200,000

Spanning four floors, this beautifully presented home blends original character with modern convenience, offering a versatile and welcoming space for family life.

Families benefit from excellent nearby schools including Ashmead Primary, Morden Mount, and St Stephens (all Ofsted Good). With its blend of period charm, modern updates, and flexible living spaces, this home is an ideal family haven with sophistication, comfort, and a truly welcoming atmosphere.

### Features

- End Of Terrace
- Five Bedroom House
- Side Access
- Side Return In Kitchen
- Loft Conversion
- Cellar





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The lounge is bright and inviting, featuring a bay window, working wood burner with black mantelpiece, bespoke shelving, and original wood flooring. Original French doors lead into the dining room, also with fireplace shelving, which flows seamlessly into the kitchen/diner. This generous space accommodates an 8-seater table, a sofa, and a full kitchen layout with white gloss units, black worktops, and ample shelving. Skylights in the side return flood the room with natural light, while bifold doors open onto a mainly lawned garden.

The kitchen floor is grey slate tiles, complementing the original wood floors elsewhere. A cellar provides excellent storage. The first floor offers three double bedrooms, including a main bedroom with original fireplace and twin windows, plus a family bathroom with roll-top bath and separate shower. The converted loft adds two further double bedrooms with a central shower room, bringing the total to five bedrooms. Additional features include double glazing throughout, gas central heating, side access, and permit parking on the street.

Ideally placed to enjoy the best of St Johns, Brockley, Deptford, and the historic charm of Greenwich. St Johns station is under 4 minutes' walk, with direct trains to London Bridge in 7 minutes. Elverson Road DLR is a 1-minute walk, connecting to Greenwich in 7 minutes and London Bridge in 18 minutes. Local amenities are a short stroll away: The Brookmill gastropub with its beer garden and dog-friendly atmosphere, Deptford Market Yard with independent shops, cafés, and restaurants.





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Total area (approx.): 187.4 sq. m (2,017.1 sq. ft)  
(Including Basement)