



Mount Pleasant Road, SE13  
Guide £450,000-£475,000

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# In general

- Two double bedrooms
- Offers over 990 sq ft
- Modern kitchen/ diner
- Beautiful shared garden
- Split level flat
- Close to excellent transport links and local amenities
- Separate lounge/ reception room
- Family bathroom suit

# In detail

**\*\* Guide price £450,000 - £475,000 \*\*** A lovely two double bedroom split level flat for sale on the popular Mount Pleasant Road.

Offering over 990 sq ft, this property comprises a bright and spacious modern kitchen/ diner that also provides direct access to a beautiful shared garden to the rear. There is also an additional reception room, two double bedrooms and a family bathroom suite.

Further benefits include an abundance of light, plenty of storage, double glazing, sash windows and so much more.

Located nearby Ladywell, Hither Green, Catford and Catford Bridge stations offering excellent transport links into London Bridge, London Victoria, London Charing Cross, Shoreditch and Cannon Street along with connections to Canary Wharf and many other locations.

It is also just a short walk to various local amenities including a variety of restaurants, parks, coffee shops, cafes and gastro pubs.

Viewings are highly recommended, call the Pedder sales team to arrange a viewing today.

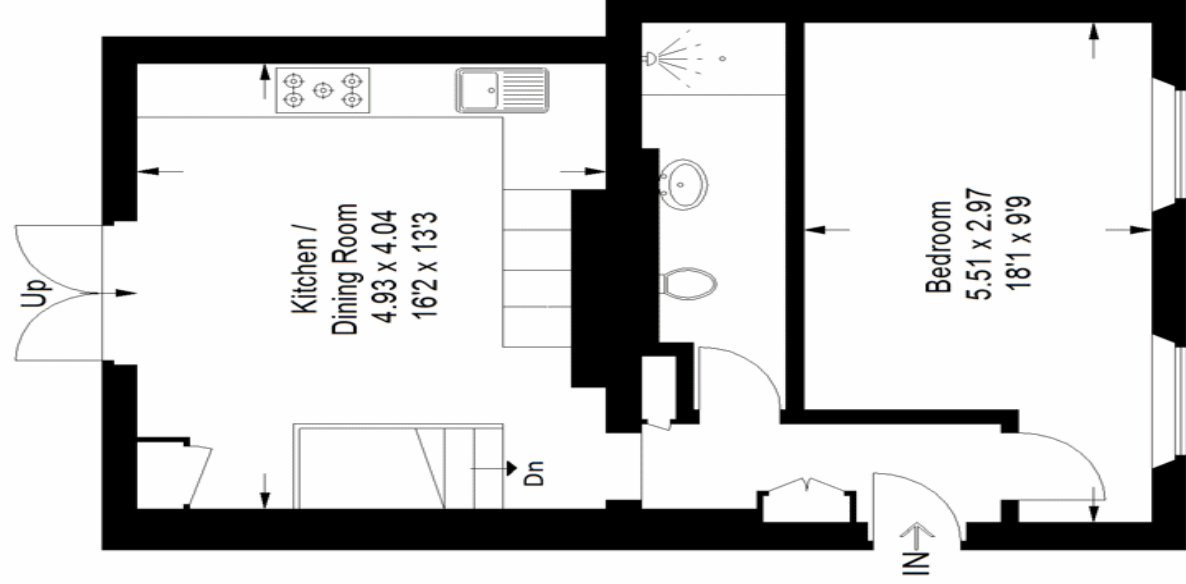
EPC: B | Council Tax Band: B | Lease: 119 Years Remaining | SC: As and when | GR: Peppercorn | BI: £650 pa



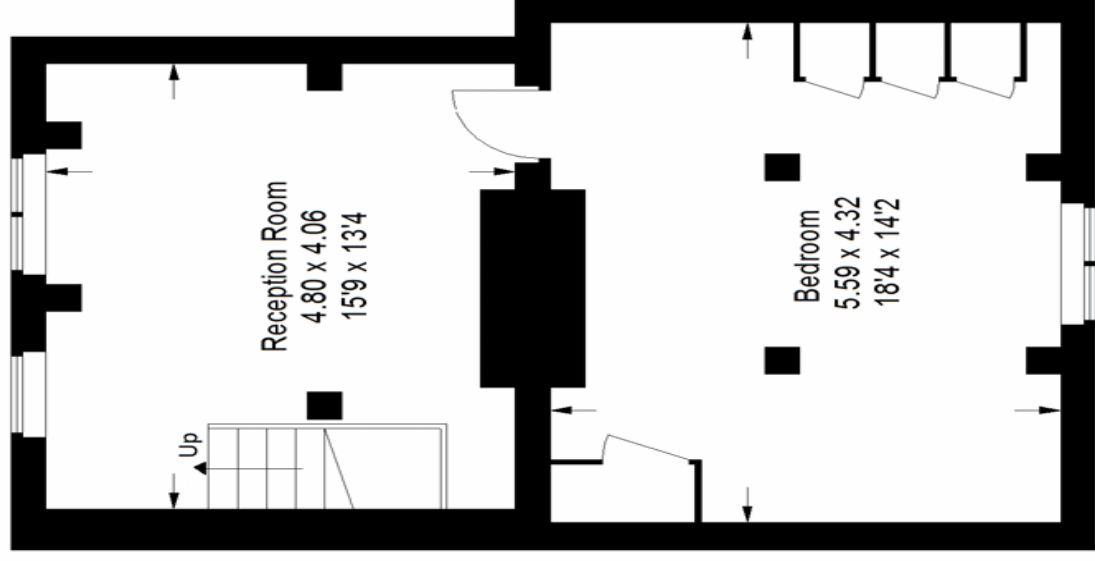
# Floorplan

## Mount Pleasant Road, SE13

Approximate Gross Internal Area  
92.4 sq m / 995 sq ft



Ground Floor



Lower Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	79 C
39-54	E		
21-38	F		
1-20	G		

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