

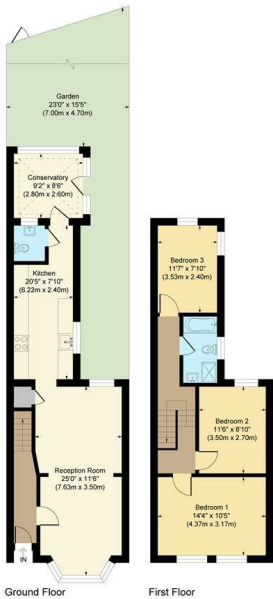
| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 82                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   | 67      | 82                      |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



LAKEDALE ROAD

LONDON SE18 1PU

Guide price £475,000



Lakedale Road

Approximate Gross Internal Area  
Ground Floor = 54.5 sq m / 587 sq ft  
First Floor = 45.4 sq m / 490 sq ft  
Total = 100.3 sq m / 1077 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





CHAIN FREE AND AVAILABLE TO VIEW TODAY

**\*\*Guide Price £475,000 - £500,000\*\***

This three-bedroom house on Lakedale Road presents a fantastic opportunity for buyers looking to create a personalized home. Situated near Plumstead Common and just 0.7 miles from Plumstead train station, the property benefits from excellent transport links and access to local amenities.

The ground floor includes a spacious reception room, a large kitchen, and a conservatory that opens onto a paved garden. Upstairs, there are three well-proportioned bedrooms and a family bathroom. There is potential to extend in to the loft subject to planning permission. The property also offers convenient on-street parking.

Located close to Plumstead High Street, which features a variety of shops and restaurants, the property is also near local bus stops and primary schools, making it an ideal location for families. With no forward chain and plenty of potential for modernisation, this home can be transformed into a beautiful family residence in a well-connected, vibrant area.

**3 BEDROOMS • 1 RECEPTION ROOMS • 1 BATHROOMS**

## LAKEDALE ROAD

LONDON SE18 1PU

- Chain Free
- 3 Bedroom Terraced House
- Lounge/Diner
- Downstairs W/C
- In Need Of Modernisation
- Good Transport Links
- Good Primary Schools
- Sq Ft - 1077
- EPC -
- Ideal First Home or Investment

