



CHARLES KNIGHT  
ESTATE AGENTS



## Apartment 2 Algernon Road

, London, SE13 7FS

Asking price £425,000

Beautiful Two-Bedroom Apartment with Private Terrace on Highly Desirable Algernon Road

Set within a stylish modern development, this stunning two double bedroom apartment offers over 700 sq ft of beautifully designed living space, perfectly combining comfort, light, and contemporary style.

The property features a spacious open-plan kitchen and reception area, ideal for entertaining or relaxing, with doors opening onto a large private west-facing terrace—perfect for enjoying afternoon sun and al fresco dining. Both bedrooms are generously sized doubles, complemented by two sleek modern bathrooms, including an en-suite to the principal bedroom.

Additional highlights include underfloor heating throughout, double glazing, ample storage, off-street parking, and a share of freehold, offering both convenience and peace of mind for future owners.

Located on sought-after Algernon Road, the flat is ideally positioned within easy reach of St Johns and Lewisham stations, providing fast and frequent connections to central London. The area also benefits from a vibrant local community, with a wide choice of parks, cafes, restaurants, supermarkets, and independent shops all nearby.

This is a wonderful opportunity to secure a spacious, modern home in a fantastic location.

### Viewing

Please contact our Lewisham Office on 02088 524441 if you wish to arrange a viewing appointment for this property or require further information.



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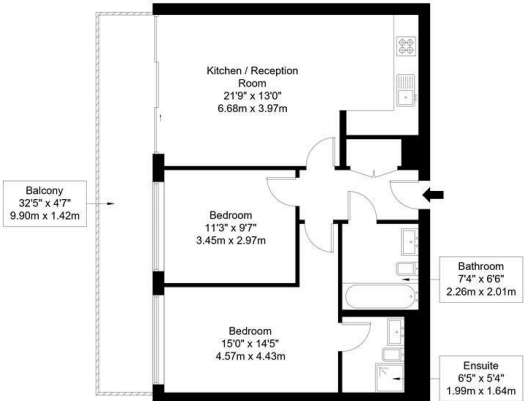
B

## Floor Plan

## Area Map

# Algernon Road, SE13 7FS

Approx Gross Internal Area = 66.2 sq m / 713 sq ft  
Balcony = 14.06 sq m / 151 sq ft  
Total = 80.26 sq m / 864 sq ft



Kitchen / Reception Room  
21'9" x 13'0"  
6.68m x 3.97m

Balcony  
32'5" x 4'7"  
9.90m x 1.42m

Bedroom  
11'3" x 9'7"  
3.45m x 2.97m

Bedroom  
15'0" x 14'5"  
4.57m x 4.43m

Bathroom  
7'4" x 6'6"  
2.26m x 2.01m

Ensuite  
6'5" x 5'4"  
1.99m x 1.64m

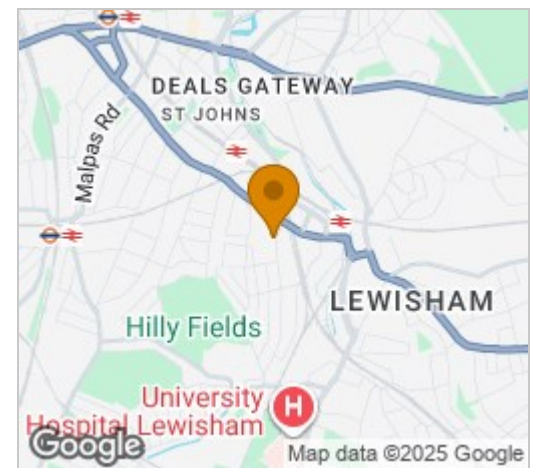
Ground Floor

Ref :

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out an commission your own inspection of the property.

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## Energy Efficiency Graph

| Energy Efficiency Rating                                                                                                                                                                                                    |  | Current | Potential |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> |  | 81      | 81        |
| <p>Not energy efficient - higher running costs</p>                                                                                                                                                                          |  |         |           |

**England & Wales**

EU Directive 2002/81/EC



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