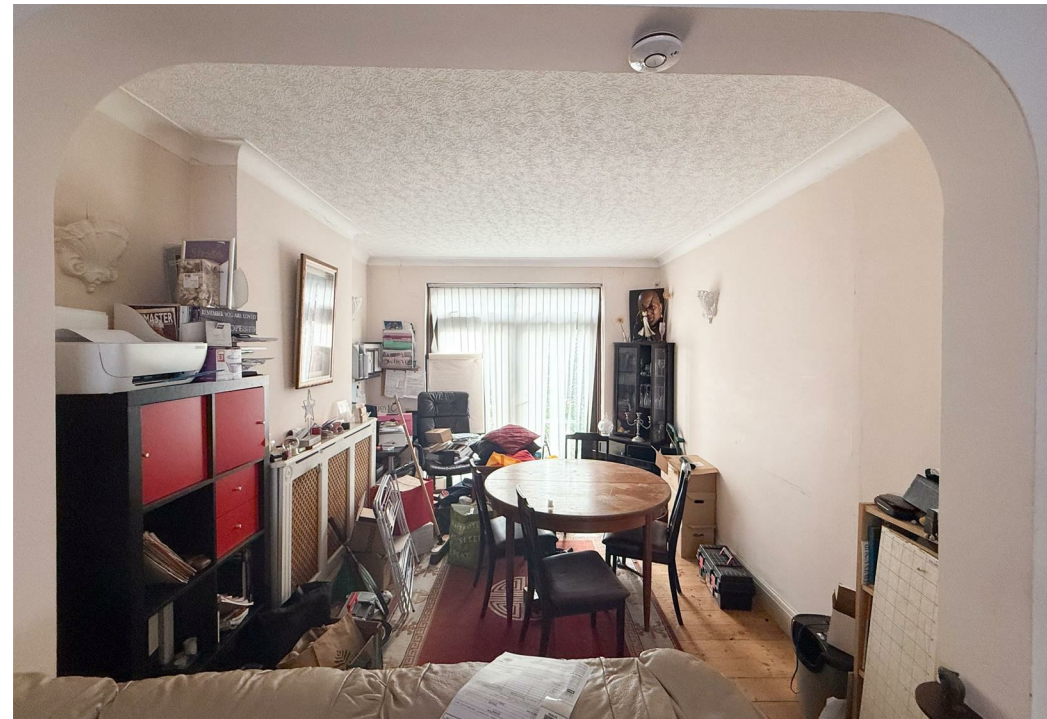
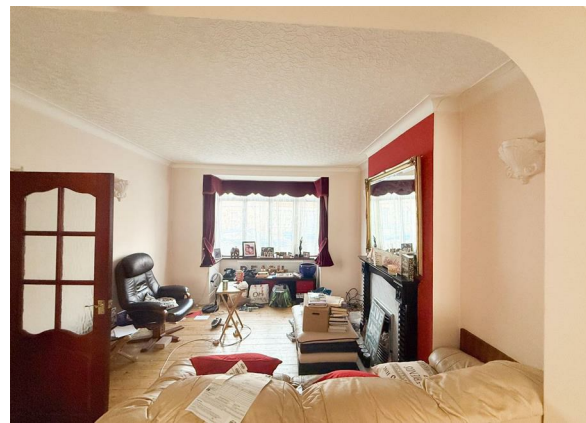
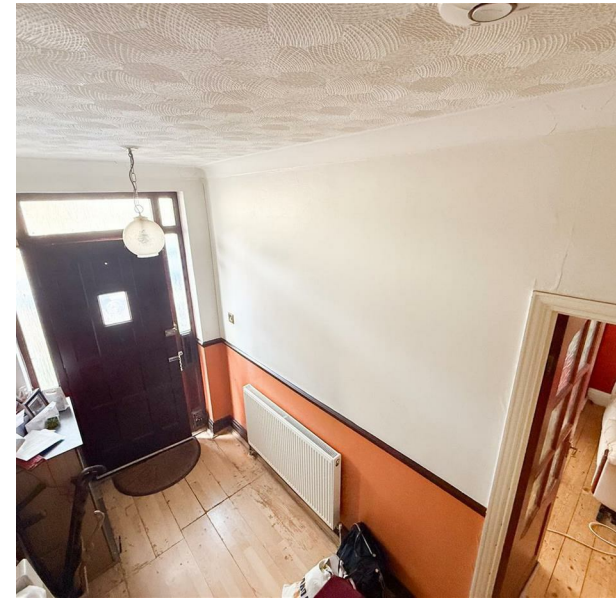


Malyons Road, Ladywell, London, SE13 7XD

£475,000

Council Tax Band: C



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £475,000.

This three-bedroom end of terrace house is situated in the highly popular Ladywell area of Lewisham and offers well-proportioned accommodation set over two floors. This chain free property, which requires a full refurb, briefly comprises an entrance hall, spacious open plan lounge/dining room, kitchen, three first floor bedrooms and a family bathroom. Outside there is a good size garden to rear.

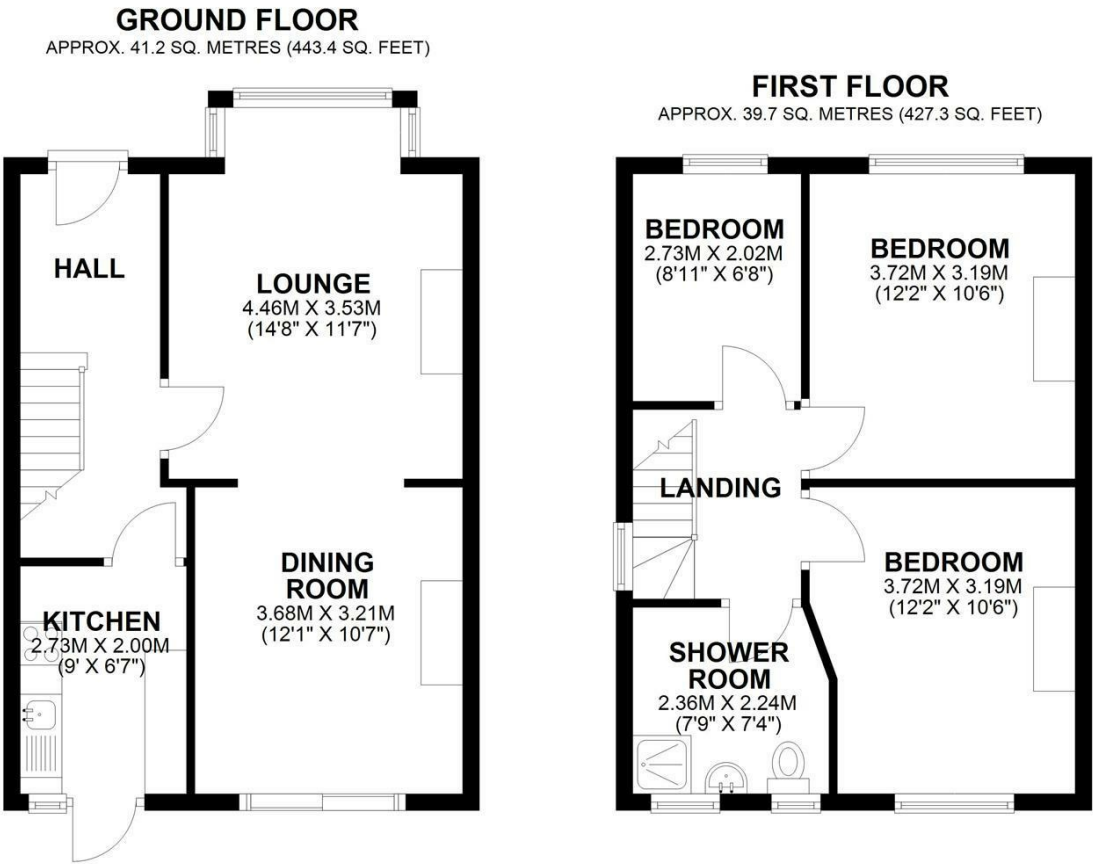
The property further benefits from the potential to extend to the rear and into the loft subject to obtaining the necessary planning permissions, allowing the new owners to add their own personal touch and create additional living space if desired.

Malyons road is very conveniently located in the heart of sought-after Ladywell which offers a range of boutique shops, cafes, coffee bars and restaurants. Green space is provided at nearby Hilly Fields which is a lovely park to enjoy with a café and playground area. Brockley Market along Tressillian Road also offers quirky pop up stores every Saturday, a great place to explore. The property is within close proximity to Ladywell Station, providing excellent transport links into central London and other parts of the city and is also well-served by reputable schools, making it an ideal location for families.

Having been owned by the same vendor for many years, this is a wonderful rare opportunity to acquire this family home giving the new vendor plenty of scope to fully re-furbish and put their own mark on the property.



Open House South East



TOTAL AREA: APPROX. 80.9 SQ. METRES (870.7 SQ. FEET)



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