



Dressington Avenue, SE4 | £550,000

02077819888

[brockley@pedderproperty.com](mailto:brockley@pedderproperty.com)

**pedder**  
We live local



# In General

- Two double bedrooms
- End of terrace house
- Private west facing garden
- Quiet cul-de-sac
- Directly opposite Ladywell Fields
- Off-street parking
- Close to local amenities
- Excellent transport links
- Large reception room
- Separate kitchen/dinning room

# In Detail

A wonderful two-bedroom end-of-terrace house for sale, peacefully positioned directly opposite Ladywell Fields and benefitting from its own private west-facing garden.

Arranged over two floors, this charming home offers bright and spacious accommodation throughout. The ground floor features a generous kitchen/dining room, ideal for both everyday living and entertaining, alongside a welcoming reception room flooded with natural light and providing direct access to the private west-facing garden — perfect for relaxing and enjoying the afternoon and evening sun.

Upstairs, there are two well-proportioned double bedrooms, together with a family bathroom suite and separate WC, offering both practicality and convenience.

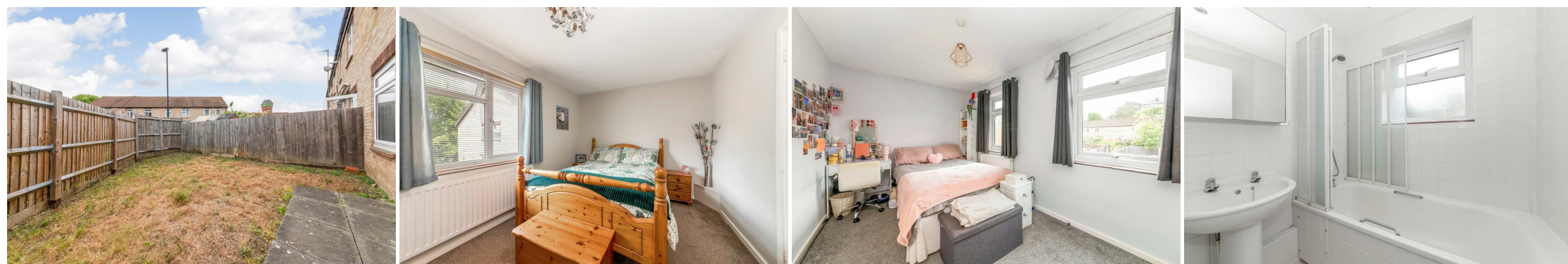
Additional benefits include off-street parking, gas central heating, new carpets throughout, and a peaceful setting on a quiet residential street.

Ideally located just 0.5 miles from Ladywell station, the property is also within easy reach of Crofton Park, Honor Oak Park, Brockley and Catford stations, providing excellent transport links to London Bridge, London Waterloo, Waterloo East, Charing Cross, Cannon Street and destinations across London.

The surrounding area is well known for its vibrant community feel and excellent selection of local amenities, including independent cafés, coffee shops, gastropubs and restaurants. The property is also moments from the open green spaces of Ladywell Fields — a much-loved park that runs alongside the River Ravensbourne and offers tennis courts, playgrounds, outdoor gym facilities, nature areas, and scenic walking and cycling routes via the Waterlink Way.

Call the Pedder Brockley sales team today to arrange a viewing.

EPC: D | Council Tax Band: C

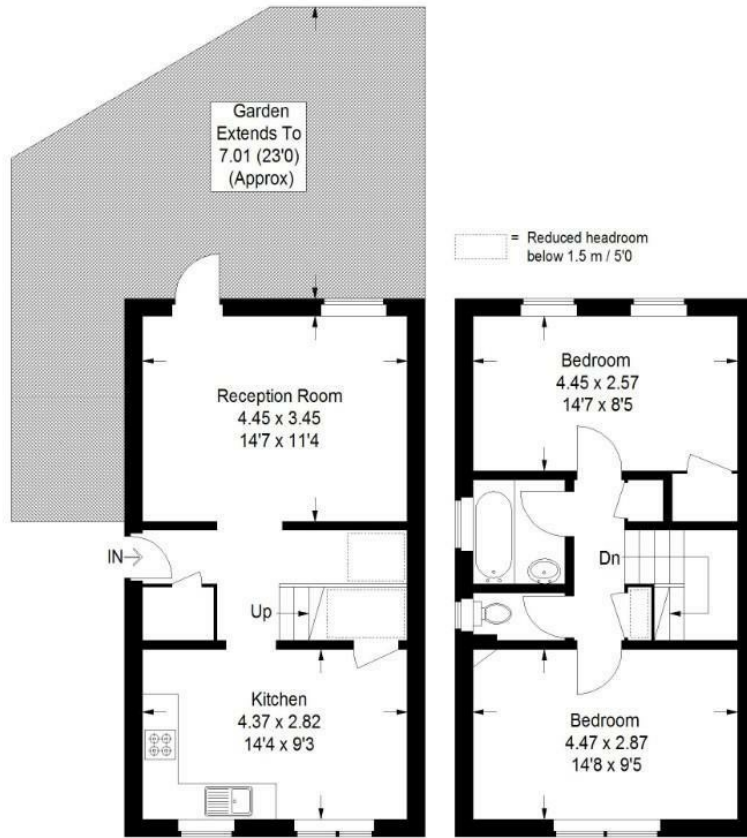


# Floorplan

Dressington Avenue, SE4

Approximate Gross Internal Area

75.5 sq m / 813 sq ft

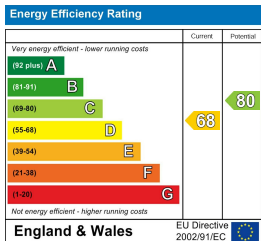


Ground Floor

First Floor

Copyright www.pedderproperty.com © 2026

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.



Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.