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Adamsrill Road, London, SE26

Guide Price £550,000 to £625,000

Property Images

















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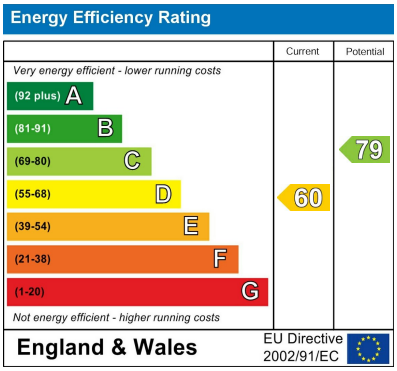


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EPC



Map



Details

Type: House Beds: 2 Bathrooms: 1 Receptions: 2 Tenure: Freehold

Summary

Guide Price £550,000 to £575,000. FREEHOLD - CHAIN FREE, well-presented 2-bed mid-terrace, approx 918 sq ft, with a south-east facing garden. Superb schools, Green Flag Mayow Park at the end of the road, and two stations for the City in approx 30 mins.

Features

• Guide Price £550,000 to £575,000 • Private southerly facing garden • Chain Free • Mid terraced house • Freehold • In proximity of shops • In proximity of highly rated schools • In proximity of transport • 2 bedroom • In proximity of Mayo Park - a Green Flag Award winner

Description

Freehold | EPC D | Council Tax Band D

Set on Adamsrill Road is this well-presented two-bedroom mid-terraced home, spanning approximately 918 sq ft. Thoughtfully laid out with generous storage throughout, the property enjoys a south-east facing garden that catches the morning and midday sun - and sits within easy reach of excellent schools, green space, transport and everyday shopping. It's a genuinely convenient spot for families and commuters alike.

LOCAL TRANSPORT, RECREATION AND SHOPPING

Lower Sydenham station is approximately 0.6 miles away, offering direct services to London Charing Cross and London Cannon Street, plus connections to Canary Wharf and other key London stations, with typical journey times of around 30 minutes. For added flexibility, Sydenham station (London Overground) is also within walking distance, giving direct links to Canada Water, Shoreditch and Highbury & Islington.

Mayow Park - Lewisham's oldest municipal park and a Green Flag Award winner - lies approximately 0.2 miles away, at the other end of the road. It's a genuine local asset, with a much-loved café (Brown & Green, in the former pavilion), an outdoor gym, tennis courts, a cricket pitch, a children's playground, a nature reserve, a community orchard and a meadow area - something for every age, right on the doorstep.

Bell Green Retail Park is approximately 0.4 miles away and covers most of your everyday needs. The newly opened M&S Food (September 2026) joins an established line-up of well-known names, including:

M&S Food (new)
Sainsbury's (Savecentre)
Aldi
B&Q
Next
Currys
Sports Direct
Pets at Home
Costa Coffee
McDonald's

SCHOOLS

The area is exceptionally well served for schools and nurseries. A number of local schools have previously earned "Outstanding" ratings in individual Ofsted categories at their most recent graded inspections. The details below are drawn via Locrating (correct as of 19.9.26):

Adamsrill Primary School

Early years provision - Outstanding
Leadership and management - Good
Outcomes for pupils - Good
Personal development, behaviour and welfare - Good
Quality of teaching, learning and assessment - Good

Haseltine Primary School

Early years provision - Outstanding
Personal development - Outstanding
The quality of education - Good
Behaviour and attitudes - Good
Leadership and management - Good

Forest Hill School

The quality of education - Good
Behaviour and attitudes - Good
Personal development - Good
Sixth form provision - Good
Leadership and management - Good

Please note that from September 2024 Ofsted no longer issues single-word overall grades for state schools in England, and some category ratings above reflect earlier inspection frameworks. We'd always recommend confirming the latest Ofsted reports and current catchment directly with the schools and the local authority.

Please contact Hunters to arrange your viewing.

Hunters Estate Agents Forest Hill have sold and let several houses and flats around Adamsrill Road, SE26, over the last 10 years. A recent sale achieved:

Offers received at 100% of the guide price
10 viewings held
2 offers received - a 20% viewing-to-offer conversion
First offer received within 12 days of coming to market
Offer accepted on day 18 of going to market

Hunters are also property managers for properties in the immediate area around Adamsrill Road.

Verified Material Information

Costs and tenure
Tenure: Freehold
Council tax band: D
EPC rating: D

The building
Mid-terrace house, standard construction
2 bedrooms, 1 bathroom, 2 receptions
Accessibility adaptations: None

Services
Mains electricity
Mains water
Mains foul drainage
No mains surface water drainage
Mains gas central heating
Heating features: Double glazing
Broadband: FTTP (Fibre to the Premises)
Mobile coverage: O2 great, Vodafone great, Three great, EE good
Parking: None
Not in a controlled parking zone
No disabled parking available

Risks and restrictions
Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.