**Tanners Hill, SE8 | Guide Price £525,000 - £550,000**

02077819888

brockley@pedderproperty.com

pedder
We live local

# In General

- Chain free
- Three double bedrooms
- Split-level maisonette
- Private west-facing rear garden
- Utility room
- Private front garden
- An abundance of natural light
- Close to local amenities
- Excellent transport links
- New 178 year lease on completion

# In Detail

Guide Price £525,000 - £550,000 A beautifully presented three double bedroom split-level maisonette for sale, boasting a beautifully landscaped west-facing rear garden and offered to the market chain free.

Arranged over two floors, the ground floor comprises a separate fitted kitchen, a convenient utility room, and a bright, spacious 20ft reception room with direct access to the impressive west-facing garden, extending to approximately 45ft, perfect for relaxing, entertaining and al fresco dining.

Upstairs, the property offers three well-proportioned double bedrooms, a contemporary family bathroom, and a separate WC.

Further benefits include a private entrance, excellent storage throughout, an abundance of natural light, a new 178 year lease upon completion, and much more.

Ideally located within easy reach of Greenwich, New Cross, New Cross Gate, Deptford, Deptford Bridge and St John's stations, the property offers excellent transport links across London. A fantastic selection of local amenities is also nearby, including an array of highly regarded schools, independent cafés, coffee shops, restaurants, gastropubs and green open spaces.

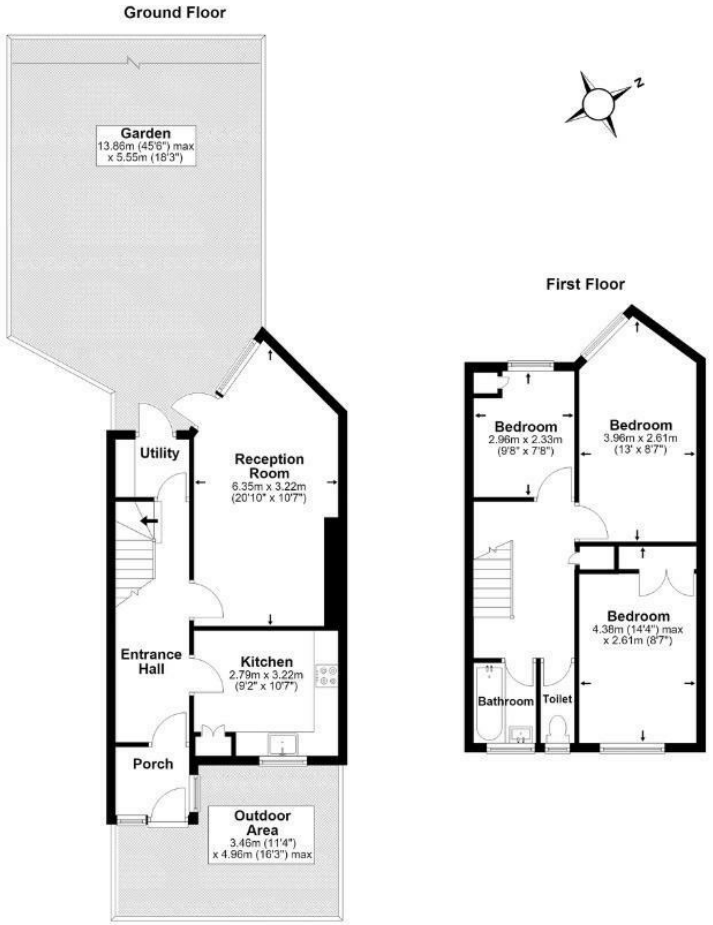
Viewings are highly recommended. Please contact the Pedder sales team to arrange your viewing.

EPC: C | Council Tax Band: B | Lease: 178 years on completion | SC: £1,500 pa | GR: £10 pa | BI: TBC

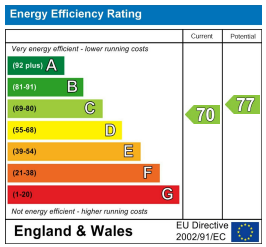
# Floorplan

**Tanners Hill, SE8**
Total* = 84.9 sq. m / 913.9 sq. ft
First Floor = 43.4 sq. m / 467.6 sq. ft
Ground Floor = 41.5 sq. m / 446.2 sq. ft
[ ] = Reduced head room below 1.5m

pedder
We live local




*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.




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.