



George Lane, SE13 | £400,000

02077819888

brockley@pedderproperty.com

pedder
We live local



In General

- Chain-free
- Large south facing garden
- Three bedrooms
- Period features
- Bright and spacious reception room
- Excellent storage throughout
- An abundance of natural light
- Close to local amenities
- Great transport links
- First floor

In Detail

A charming three-bedroom, first-floor flat for sale on George Lane, boasting an exceptional south-facing private rear garden.

Set on the first floor, the property comprises three bedrooms, a bright and spacious reception room, a separate fitted kitchen, and a bathroom suite. Further benefits include a large south-facing garden measuring approximately 57 ft, period features such as attractive bay windows, excellent storage throughout, and an abundance of natural light.

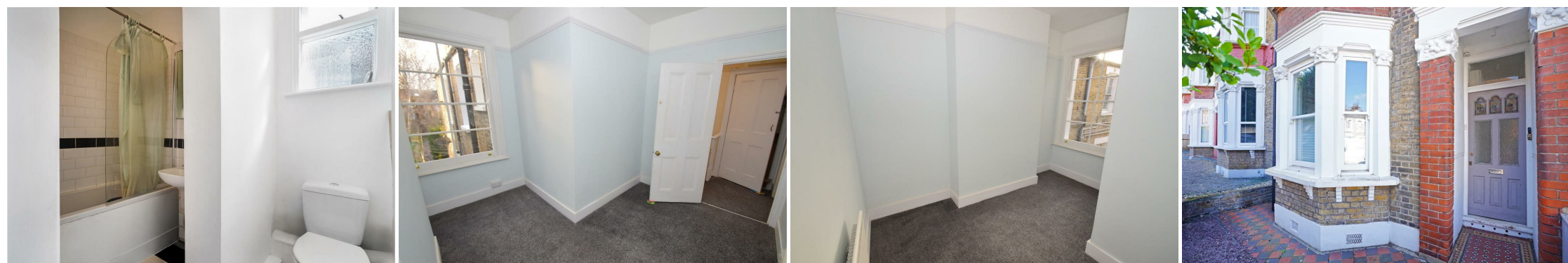
Located approximately 0.6 miles from Hither Green Station, with Ladywell, Lewisham, and Catford stations also nearby, the property offers excellent transport links to London Bridge, London Victoria, London Charing Cross, Shoreditch, Cannon Street, and St Pancras. The DLR also provides easy access to Bank and Canary Wharf.

The property is also just a short walk from the beautiful Ladywell Fields and Mount Park, which offer a range of sports amenities including tennis courts and a running track. Events such as summer fairs and music festivals are regularly held here. A selection of independent cafés and coffee shops can also be found nearby.

Contact the Pedder sales team today to arrange a viewing.

NB: Photos are pre tenancy.

EPC: E | Council Tax Band: C | Lease: 149 years remaining | SC: £1,850pa | GR: £0 | BI: Incl. in SC




Floorplan

George Lane, SE13

Total* = 68.8 sq. m / 740.5 sq. ft

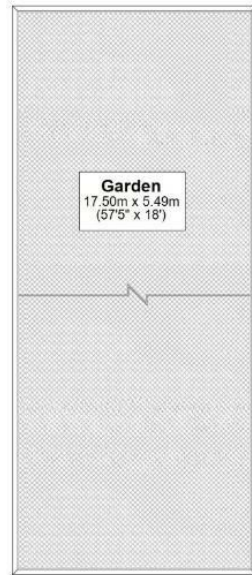
First Floor = 66.1 sq m / 711.2 sq ft

Ground Floor = 2.7 sq. m / 29.2 sq. ft

 = Reduced head room below 1.5m



Ground Floor



First Floor



*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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
102 plus) A			
81-101) B			
69-80) C			
55-68) D			
39-54) E		54	68
21-38) F			
1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.