



## 18 HALESWORTH ROAD LONDON, SE13 7TN

**£300,000**  
LEASEHOLD

This gorgeous, first floor Victorian conversion flat is situated within close proximity to Lewisham, Ladywell and Brockley. The property benefits from a bright and airy, open plan kitchen and reception area. There is also a good-sized double bedroom and a modern, shower room. The property also benefits from a modern kitchen and wonderful period features throughout.

Elverson Road DLR and St Johns (Southern Train Line) Station are both equidistant at just 0.2 miles each. With Lewisham DLR and Southern line also just 0.4 miles away. The property is also benefits from being a short walk from many local amenities including many pubs, bars and restaurants. It is also a few minutes walk to Brockley Farmers Market and the leafy, green open space of Hilly Fields.

**DouglasPryce**

## Halesworth Road, SE13 7TN

Approx Gross Internal Area = 33.7 sq m / 363 sq ft



First Floor

Ref :

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**B L E U  
P L A N**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | 75                         | 79        |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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