



George Lane, SE13 | £550,000

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In General

- Share of freehold
- Two double bedrooms
- Ground floor flat
- Completely renovated and finished to a high standard
- Professionally landscaped north facing garden
- Potential to extend (STPP)
- Short distance to Ladywell Fields & Mountsfield Park
- Double glazed timber Victorian style sash windows
- Close to local amenities
- Excellent transport links

In Detail

An exceptional fully renovated two-double-bedroom ground floor period conversion for sale, boasting a stunning professionally landscaped private rear garden and offered with a share of the freehold.

Having undergone a comprehensive architect-designed renovation, this impressive home is finished to an exceptionally high standard throughout. It comprises two generous double bedrooms, the principal enhanced by an elegant bay window and the second benefiting from built-in wardrobes, a stylish modern shower room, and an incredible 24ft open-plan kitchen/reception room, providing the perfect space for everyday living and entertaining.

The beautifully maintained private rear garden has been professionally landscaped with mature planting, creating a peaceful outdoor retreat ideal for relaxing, entertaining guests and al fresco dining.

Further benefits include a share of the freehold, double-glazed timber Victorian-style sash windows that allow an abundance of natural light to flood the property, high ceilings, an excellent specification throughout, potential to extend (STPP), and so much more.

Ideally located just 0.6 miles from Hither Green station and 0.7 miles from Ladywell station, with Lewisham and Catford stations also within easy reach, the property enjoys excellent transport links to London Bridge, Victoria, Charing Cross, Cannon Street, Shoreditch, St Pancras, Bank via the DLR and Canary Wharf.

A fantastic selection of independent cafés, restaurants and gastropubs are all nearby, while Mountsfield Park offers expansive green space, tennis courts, a running track, and hosts popular summer fairs and music festivals throughout the year.

The area is renowned for its strong sense of community, with the Manor Park and Hither Green Festivals, together with the much-loved Hither Green Market, making this a truly special place to call home.

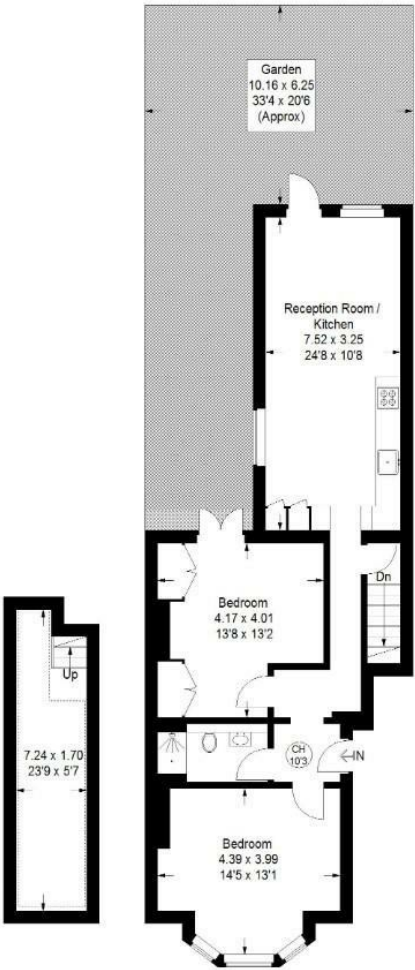
EPC: D | Council Tax Band: C | Share of Freehold: Underlying lease of 995 years | SC: £0 | GR: £0 | BI: £600 pa



Floorplan

George Lane, SE13

Approximate Gross Internal Area
84.1 sq m / 905 sq ft



Basement

Ground Floor

— = Reduced headroom below 1.5 m / 5'0'

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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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
(61-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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