



## 57 SPORTSBANK STREET LONDON, SE6 2EY

**£450,000**  
LEASEHOLD

A beautifully presented three-bedroom split-level maisonette, ideally positioned on Sportsbank Street and offering approximately 1,163 sq ft of well-proportioned internal space. This charming home combines period character with modern finishes, making it an excellent choice for first-time buyers, families or investors alike. With its own private entrance and a thoughtfully arranged layout across the first and second floors, the property delivers a real sense of space and privacy, further enhanced by high ceilings throughout.

The accommodation comprises a bright and spacious reception room, a separate fitted kitchen, and three well-sized bedrooms arranged over the upper levels. A contemporary family bathroom serves the property, while additional eaves storage provides useful practicality. The home further benefits from a private garden—ideal for outdoor entertaining—as well as features such as plantation shutters and a modern finish throughout. This Victorian purpose-built flat offers

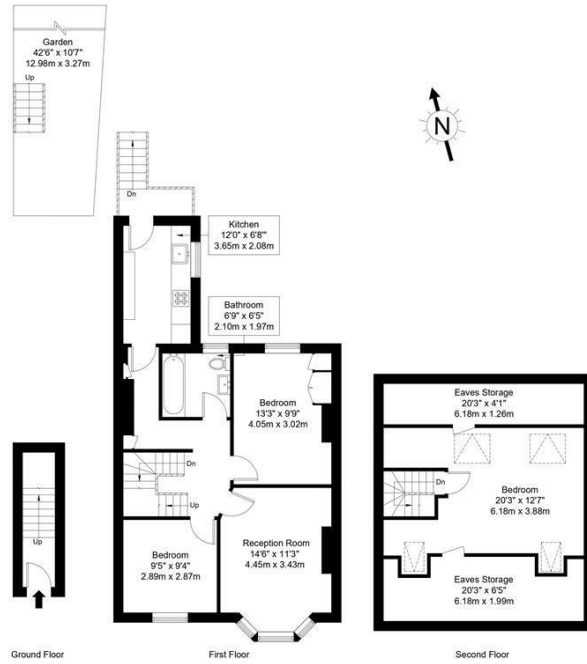
**DouglasPryce**

# Sportsbank Street, SE6 2EY

Approx Gross Internal Area = 88 sq m / 947 sq ft

Eaves Storages = 20.09 sq m / 216 sq ft

Total = 108.09 sq m / 1163 sq ft



Ref :

Copyright **BLEU PLAN**

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.  
Copyright @ BLEUPLAN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 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

Sales  
Verdant Lane  
London  
SE6 1LF

07887933642  
glenn@douglaspryce.co.uk  
www.douglaspryce.co.uk

**DouglasPryce**