



## 48 SPORTSBANK STREET LONDON, SE6 2EX

**£375,000**  
LEASEHOLD

Offering an impressive 728 sq ft of versatile ground floor accommodation, this substantial property presents a rare opportunity for buyers seeking generous living space with the flexibility to be used as either a spacious one-bedroom with study/home office or a two-bedroom residence. Set on a quiet residential street in the heart of Catford, the property combines well-proportioned rooms, excellent natural light and a sizeable private garden.

Internally, the accommodation is notably larger than many comparable properties in the area, centred around a superb 14'3 x 14'1 reception room with bay window to the front. The property further benefits from a generous 13'7 x 10'4 principal bedroom, a versatile second bedroom/study measuring 9'9 x 6'5, a spacious 13'0 x 12'3 kitchen, and an exceptionally large 12'0 x 6'8 bathroom. To the rear, the sizeable private garden provides excellent outdoor space for entertaining, gardening or family enjoyment, while a useful shed offers additional storage. The flexible layout allows purchasers to configure the property to

**DouglasPryce**

# Sportsbank Street, SE6 2EX

Approx Gross Internal Area = 67.6 sq m / 728 sq ft



Ref :

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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) A			
(81-91) B			
(69-80) C			
(55-68) D		65	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

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