



## St. Johns Cottages, London

Asking Price £440,000



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## Property Summary

REFURBISHMENT REQUIRED. INVESTMENT OPPORTUNITY.

Propertyworld is delighted to offer this two bedroom cottage - one of just twelve - within the iconic St Johns Cottages. Built between 1863 and 1864 by renowned architect Edwin Nash, this stunning collection of workers cottages is well renowned and popular for buyers. Set around glorious communal gardens, currently in full bloom, residents benefit from a strong sense of community and neighbourly spirit. Set back from MAPLE ROAD, the houses enjoy a convenient yet quiet location - ideal for all local amenities, shops and transport links.

The house has been a much loved family home for over 60 years and is offered to the market for the first time in a generation. Please note: this charming house requires a COMPLETE RENOVATION.

Offered CHAIN FREE & with FREEHOLD tenure. Call Propertyworld now on 0208 488 0011 to book an appointment to view.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Two bedroom cottage
- REFURBISHMENT required
- Iconic development
- FREEHOLD tenure
- Family home for 60 years
- Beautiful communal gardens
- Fabulous location
- Rare opportunity
- Must be viewed

## Our Vendor Loves...

Our Vendor Loves...

"Whilst people have come and gone over the past 60 years, what has never changed is the unique sense of community and comradery you get in the Cottages. Its a special place to live and its been our home for 60 years.. sharing the ups and downs of life".



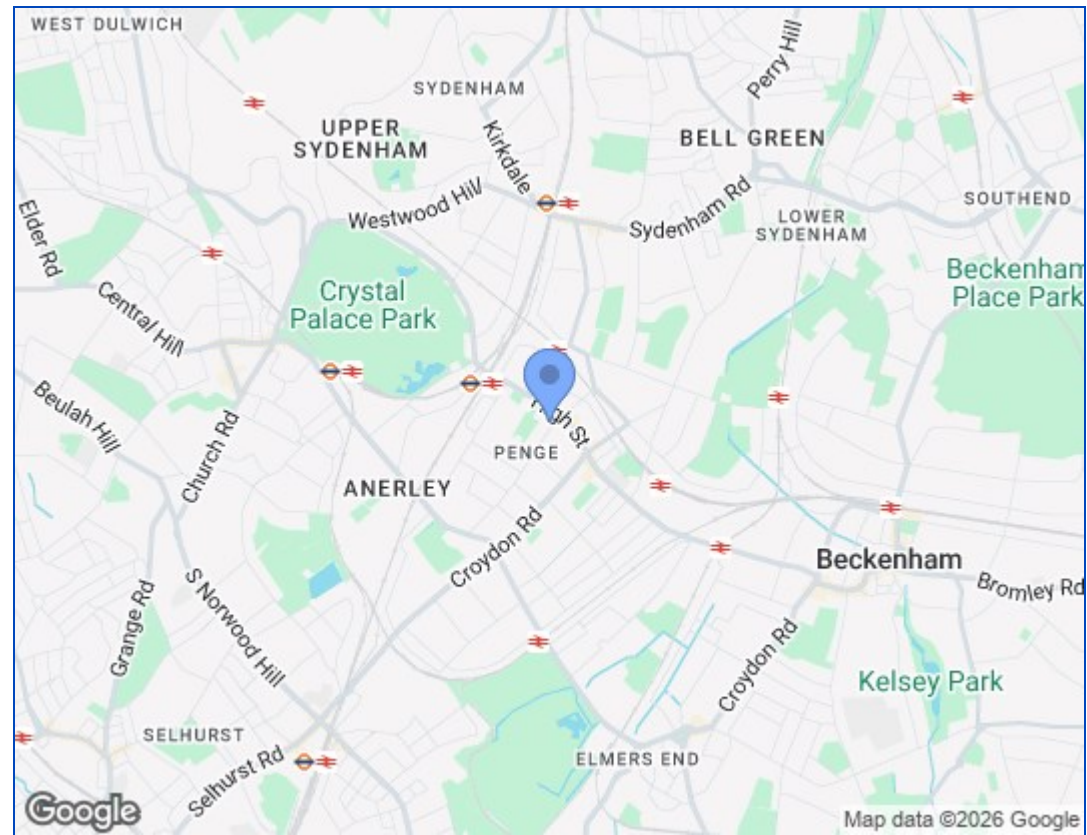




GROUND FLOOR  
GROSS INTERNAL  
FLOOR AREA 374 SQ FT

FIRST FLOOR  
GROSS INTERNAL  
FLOOR AREA 293 SQ FT

<b>APPROX. GROSS INTERNAL FLOOR AREA 667 SQ FT / 62 SQM</b>	<b>St John's cottages</b>
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 25/03/26
	<b>photoplan</b>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	78
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

