



## 53B FARLEY ROAD LONDON, SE6 2AA

**£375,000**  
LEASEHOLD

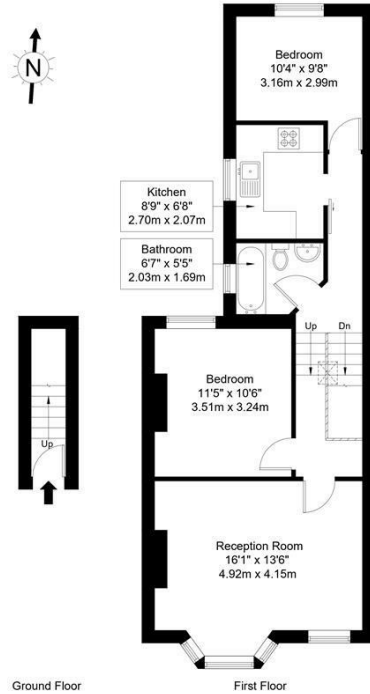
Situated on the first floor of a charming period conversion, this well-proportioned, two-bedroom flat offers approximately 646 sq ft of internal living space and presents an excellent opportunity for first-time buyers and/or those seeking a well-connected London home. The property benefits from bright and spacious accommodation throughout, combining character and practicality in a highly convenient residential location.

Internally, the flat comprises a generous reception room measuring over 16ft, providing ample space for both living and dining. There are two well-sized double bedrooms, a separate fitted kitchen, and a family bathroom. The layout has been thoughtfully arranged to maximise the available space, creating a comfortable and functional home. Further benefits include no service charge or ground rent, making the property an attractive and cost-effective purchase. The property also has a fully boarded loft which is excellent for storage or potential to convert and there is also on-street permit parking available on the street.

**DouglasPryce**

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Approx Gross Internal Area = 60.06 sq m / 646 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.  
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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>	<b>73</b>	<b>77</b>
(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 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**