



51a Ermine Road, London
London

Guide Price £750,000 - £800,000







51a Ermine Road

London

Between Brockley's Buzz And Ladywell's Calm...And Only Two Minutes From The Best Hilltop Views In South London. This tastefully updated maisonette has a private entrance, four bedrooms and a 40ft wisteria garden once shared by the whole house, now entirely yours.

You get to choose your pace of life when you live on Ermine Road. Some days that means the Ladywell Tavern for a slow Sunday roast. Others, it's sampling Brockley's vibrant food scene and bars just a few streets over. And there's always Hilly Fields at the end of the street, for a Saturday morning parkrun or just to work up an appetite while you take in the views.

This spacious maisonette spans the lower ground and hall floors of a grand, double-fronted Victorian mansion.

The current owners have spent the last twelve years taking the place back to brick, insulating and replastering room by room, while holding on to the details that give it soul - with exposed brickwork, reclaimed Victorian parquet, Crittall glazing and Farrow & Ball colours throughout.

The kitchen-diner is the heart of the home. Solid wood units, a range cooker and a Smeg fridge sit alongside a breakfast bar, with the Miele and Bosch appliances tucked neatly under the stairs. French doors open straight onto the private 41ft back garden.

The garden is a real surprise. At just over 40ft, it's unusually long for a Zone 2 property. Originally shared by the whole house, now it's yours alone. Mature apple and damson trees fruit every year, and an old wisteria climbs the back wall, creating a shaded hideaway that's been equally popular with the owners' children and their cat. There are two separate seating areas, so morning coffee and evening drinks each get their own spot.



Upstairs, the main bedroom at the back has its own small balcony looking out over the garden - a nice place for that first coffee before the day starts. Three further bedrooms and a stylish bathroom complete the floor, with period fireplaces, coved ceilings and ceiling roses running throughout.

The street itself is part of the appeal. Many neighbours have been here for generations and there's a WhatsApp group that organises everything from Advent windows to street parties.

Ladywell, Brockley and Lewisham stations are all within easy reach. Ladywell is closest, with trains to London Bridge in ten minutes and direct services to Waterloo and Charing Cross.

Prendergast School, rated "Outstanding" by Ofsted, is just on the other side of the park. For younger children, there's a choice of great primary schools, all within a 15 minute walk.

The village high street has an independent café, a French patisserie, a pizzeria, a pub and a whole foods shop - all within easy walking distance so you won't need to take the car.

If you want a home that lets you dip into Brockley's buzz and retreat to Ladywell's calm the rest of the time - with a private, mature garden most Zone 2 properties can't touch - this stylish and spacious maisonette is going to be hard to beat.





- A tastefully updated maisonette in a grand Victorian mansion
- Four bedrooms across the hall floor, with a stylish bathroom and period fireplaces throughout
- Main bedroom has its own small balcony overlooking the garden
- Kitchen-diner with solid wood units, a range cooker and a Smeg fridge
- Miele and Bosch appliances tucked neatly under the stairs, out of sight
- French doors open straight onto a private 41ft garden
- Ladywell station is less than a 10 minute walk, with London Bridge just ten minutes by train
- Hilly Fields park, café and tennis courts are a two minute walk away
- Prendergast School - rated "Outstanding" by Ofsted - is just across the park
- Ladywell village high street has a French patisserie, pizzeria, pub and independent café on your doorstep





51a Ermine Road

London

Council Tax band: C

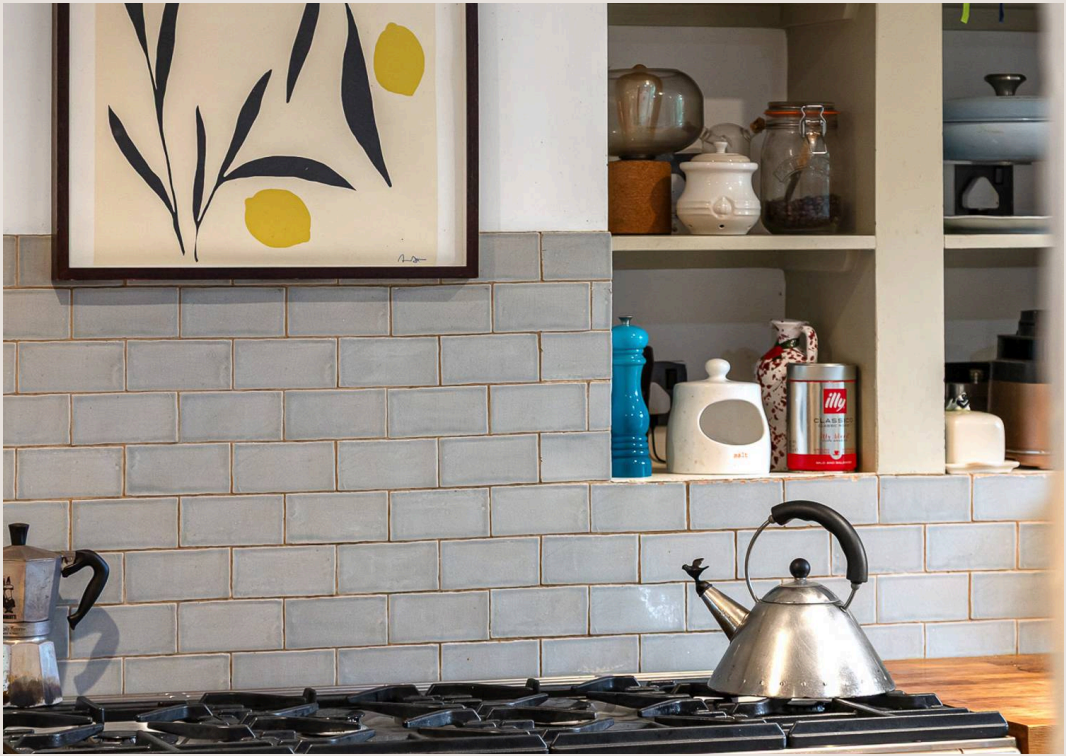
Tenure: Share of Freehold

EPC Energy Efficiency Rating: C

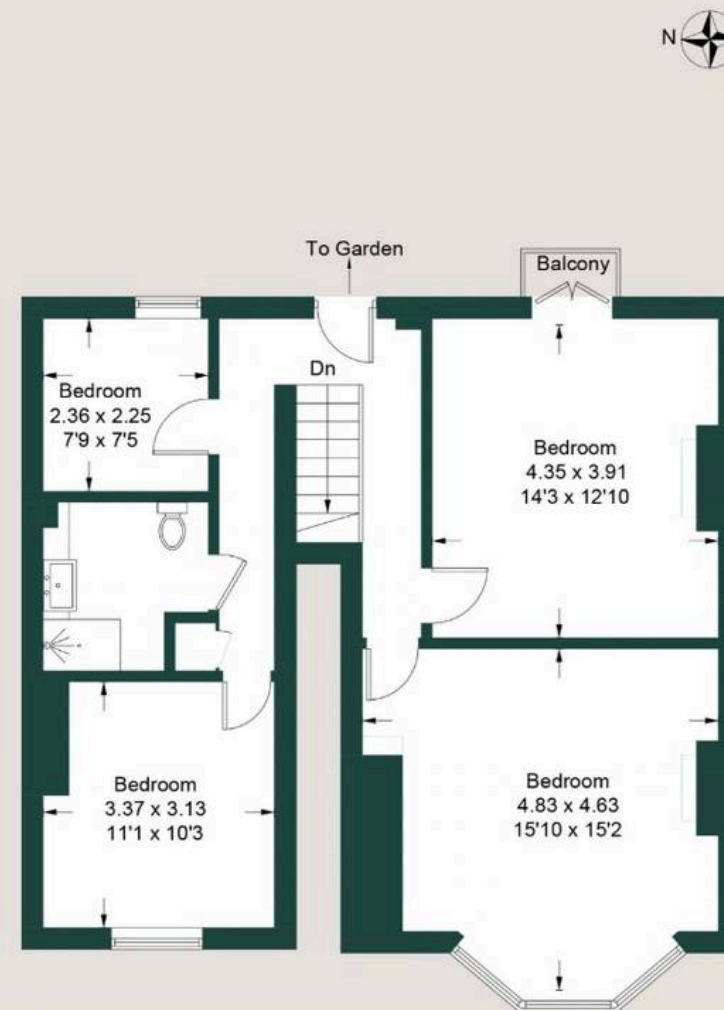
EPC Environmental Impact Rating: D

- Chain Free
- Private Garden
- Conservation Area
- Duplex









For Sale
Ermine Road, Ladywell, SE13
Approximate gross internal area: 1378.9 sqft or 128.1 sqm

Enquire about this home
hello@tanyabaker.co.uk
020 3985 7644

This floorplan is for guidance only, measurements are approximate. This plan should not be used for valuation purposes.

Tanya
Baker & Co