



Embleton Road, SE13 | Offers In Excess Of £375,000

02077819888

brockley@pedderproperty.com

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In General

- One double bedroom
- Ground floor
- Outdoor area
- Dedicated parking space
- Built in storage
- Modern bathroom suite
- Spacious reception room
- Abundance of natural light
- Close to local amenities
- Excellent transport links

In Detail

A well presented one bedroom ground floor flat for sale on Embleton Road, SE13 just a short distance from Ladywell station.

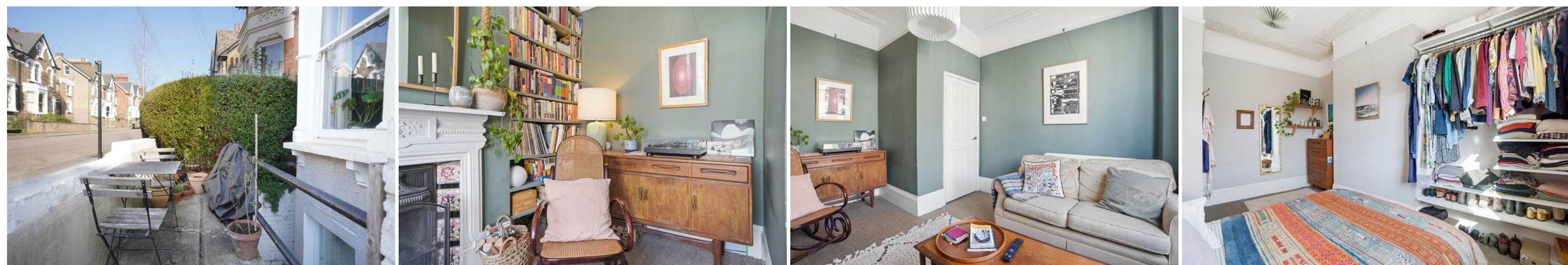
This charming home offers well balanced accommodation comprising a generous double bedroom, a separate fitted kitchen, a modern bathroom suite and a spacious reception room featuring an attractive bay window. Further benefits include an outdoor area to the front and dedicated parking space, period features including a fireplace, an abundance of natural light throughout, off street parking, gas central heating and so much more.

Ideally positioned on a quiet residential street, the property is just 0.3 miles from Ladywell Station, providing convenient connections into central London. Brockley, Crofton Park and Lewisham stations are also within easy reach, offering direct routes to London Bridge, Canada Water, Clapham, London Victoria, Whitechapel and Highbury & Islington.

The property is also a short distance of several popular green spaces including Hilly Fields and Ladywell Fields, as well as a fantastic selection of local amenities such as independent cafés, restaurants, gastro pubs and shops.

Call the Pedder Brockley sales team to arrange a viewing today.

EPC: TBC | Council Tax Band: B | Lease: 112 years remaining | SC: £1,000pa | GR: Peppercorn | BI: Incl. in SC



Floorplan

Embleton Road, SE13

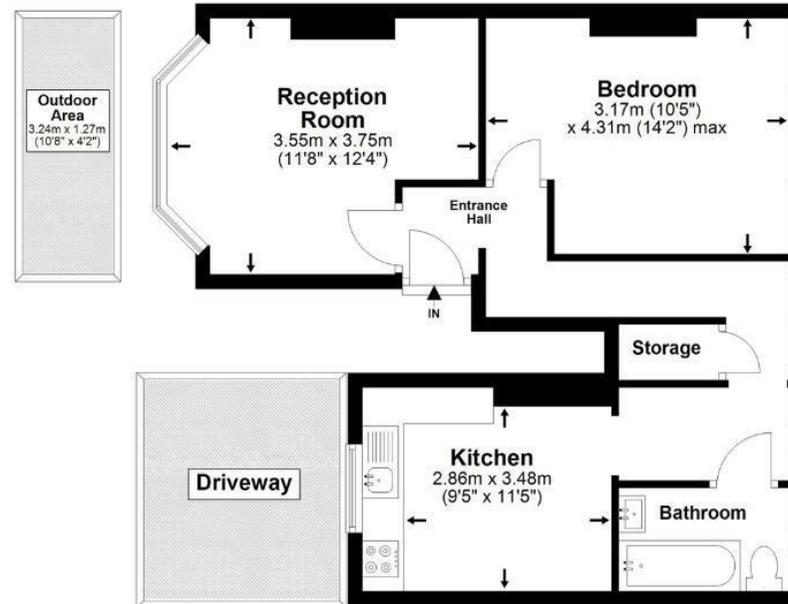
Total* = 50.8 sq. m / 547.2 sq. ft

Ground Floor = 50.8 sq. m / 547.2 sq. ft

 = Reduced head room below 1.5m



Ground Floor



*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
102 plus) A		
(61-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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