



SHELL ROAD, LEWISHAM, LONDON, SE13 7DF
£750,000 FREEHOLD

**A STUNNING AND EXTENDED THREE BEDROOM END
 OF TERRACE PERIOD HOME SPANING 1,090 SQ FT.
 LOCATED CLOSE TO LADYWELL & LEWISHAM
 STATION, SOLD CHAIN FREE.**

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DESCRIPTION:

The property is in excellent decorative order throughout with stripped wooden floorboards, feature fireplaces and gas central heating. The property has been extended to the rear to create a fantastic fitted kitchen with integrated appliances and large rear reception/diner as well as retaining the front reception. To the first floor there are three bedrooms and a modern family bathroom with Jacuzzi bath and separate shower cubicle. There is a separate WC. The rear garden boasts raised flower beds and a spacious, sunny wooden deck covering an original Anderson's air-raid shelter, ideal as a wine cellar or additional storage.

This is a beautiful home and your earliest viewing is highly recommended.

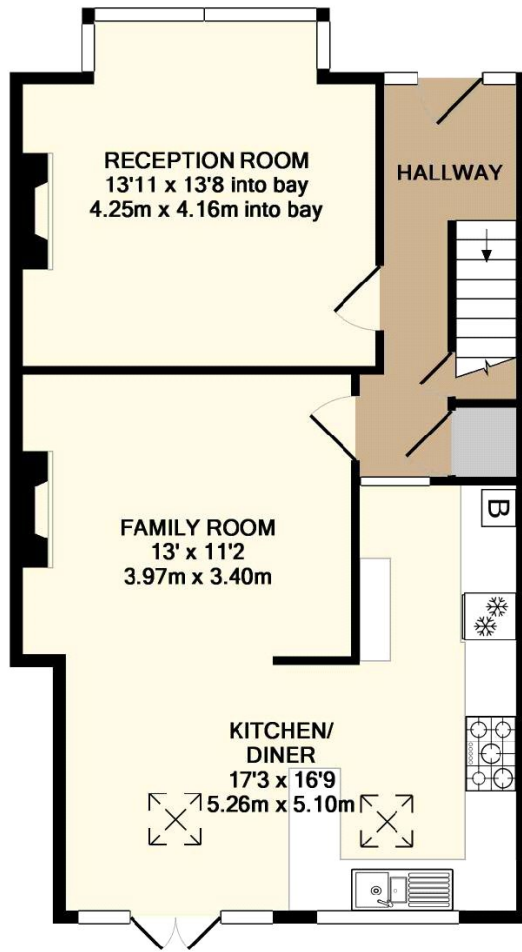
The house is located moments from Hilly fields and close to Ladywell Fields and sits within the Ladywell Conservation area. Both Gordonbrock Primary School and Prendergast School for Girls (also offers a co-ed 6th Form) are Ofsted "Outstanding". The property is located just a five minute walk from Ladywell Train Station, and Lewisham (DLR), Crofton Park and Brockley (Overground and mainline) stations are all within walking distance. Ladywell has regular connections to the City, London Bridge, Waterloo East, and Charing Cross. Ladywell Village is popular for its wide range of independent shops, gastro pub, cafes, deli, and patisserie.

AT A GLANCE

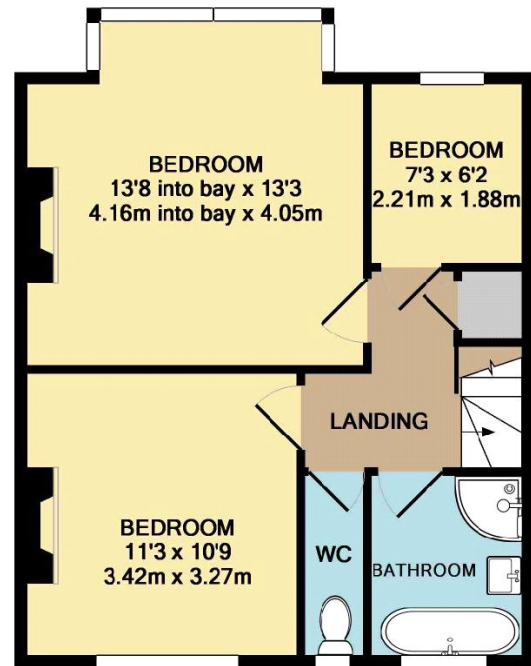
- three bedrooms
- two reception rooms
- chain free
- extended home
- 1,090 sq. ft
- close to Ladywell & Lewisham station
- moments from Hilly Fields







GROUND FLOOR
APPROX. FLOOR
AREA 632 SQ.FT.
(58.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1090 SQ.FT. (101.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate. Any lease and service charge details have been provided by the vendor. Any interest party should have these checked by a solicitor as part of the purchase process.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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