



MALYONS ROAD, LADYWELL, SE13 7XF
£350,000 LEASEHOLD

LOCATED IN THE HEART OF LADYWELL, THIS WELL-PRESENTED FIRST-FLOOR MAISONETTE OFFERS TWO WELL-PROPORTIONED DOUBLE BEDROOMS AND A SUPERBLY CONVENIENT SETTING. WITH OVER 630 SQ FT OF ACCOMMODATION, IT'S READY TO MOVE STRAIGHT INTO WHILE STILL GIVING BUYERS THE OPTION TO PERSONALISE AND ADD VALUE IN THE FUTURE.

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DESCRIPTION:

A private entrance leads up to a welcoming hallway, opening into a bright reception room, perfect for relaxing or entertaining. The separate kitchen is smart and practical, while both bedrooms are comfortable doubles of similar size, ideal for couples, sharers, or those working from home. A modern bathroom suite completes the layout.

Additional benefits include gas central heating, double glazing, access to loft storage, a long lease of 143 years, no ongoing service charge, and the property being offered chain-free.

The location is a real highlight, just moments from Ladywell High Street with its independent cafés, coffee shops, and the much-loved Ladywell Tavern. Hilly Fields Park is a short stroll away with its open spaces, playground, and café, while Brockley Market offers artisan food stalls every Saturday. Lewisham Shopping Centre is close by for high street brands, supermarkets, and a soon-to-open cinema.

For commuters, Ladywell Station (Zone 3) provides fast services into London Bridge, Cannon Street, and Charing Cross, with Lewisham only one stop away for the DLR.

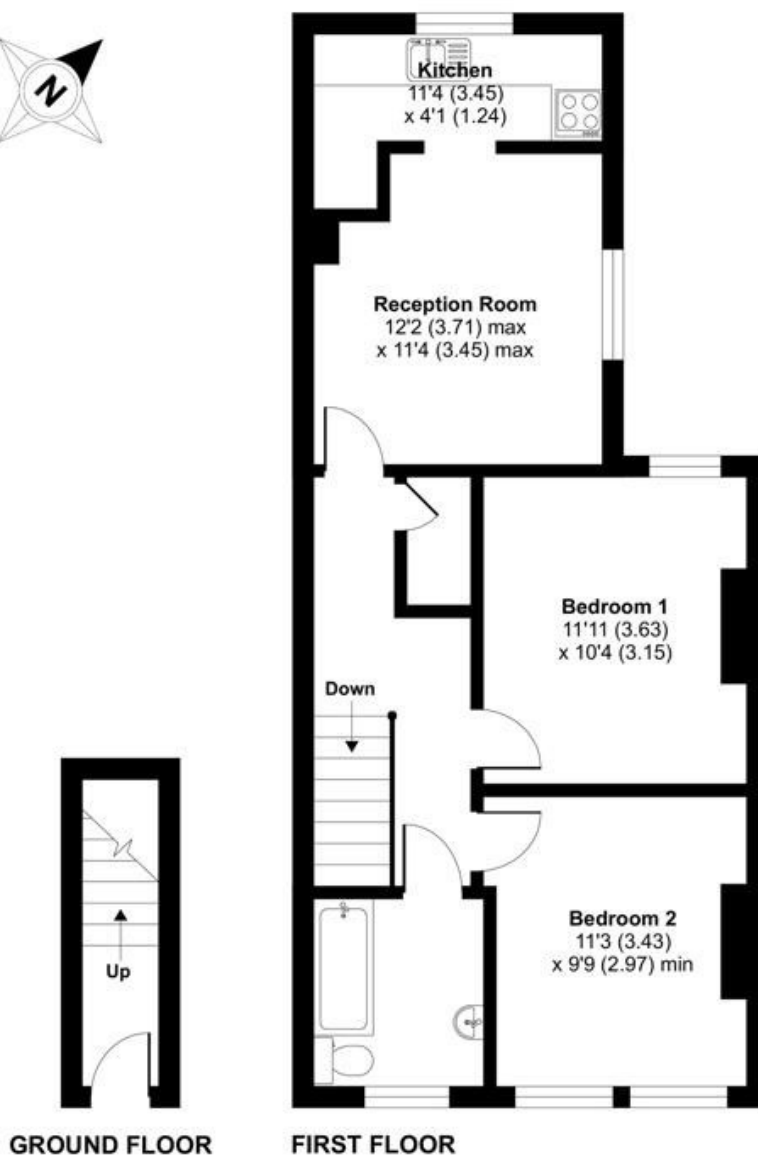




Malyons Road, London, SE13

Approximate Area = 638 sq ft / 59.3 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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.

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