



**BOLDEN STREET, DEPTFORD, LONDON, SE8  
OFFERS IN EXCESS OF £830,000 FREEHOLD**

**A BEAUTIFUL END OF TERRACE FAMILY HOME THAT IS PRESENTED IN SUPERB ORDER THROUGHOUT, THAT MEASURES C1291 SQUARE FOOT, THAT IS QUIETLY LOCATED MERE SECONDS FROM THE BEAUTIFUL BROOKMILL PARK AND A FEW MINUTE AWAY FROM ELVERSON ROAD DLR.**

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## DESCRIPTION:

A beautiful end of terrace family home that is presented in superb order throughout, that measures c1291 square foot, that is quietly located mere seconds from the beautiful Brookmill Park and a few minute away from Elverson Road DLR.

This Victorian period property was built in the 1890s. In fine decorative order the property comprises of two good sized reception rooms on the ground floor that are interlinked with the original dividing doors. This space comes with original cornicing, fitted fireplace and doors onto the garden. The 22ft kitchen comes well equipped with plenty of storage and also leads to the garden. Upstairs there are three bedrooms, including a superb and bright master bedroom to the front, again with a lovely fireplace. The bathroom is a good size and also has a shower cubicle. To the rear is a really beautiful south east facing garden, that has been recently landscaped. Aside from gas central heating the property also features a large 21ft cellar, which is perfect for storage. It's worth mentioning that other properties on the road, and nearby, have extended with Mansard loft conversions. Obviously, any buyer would need to do their own research with Lewisham planning department, but we believe the house has an option to extend.

Bolden Street is perfectly located in this immensely popular location in Deptford, just off Albyn Road. Not only is it moments from Brookmill Park, it's also close to Greenwich, Deptford and Lewisham town centres, which offer a fantastic array of shops and restaurants, along with DLR and mainline rail. Your earliest viewing is highly recommended.

## AT A GLANCE

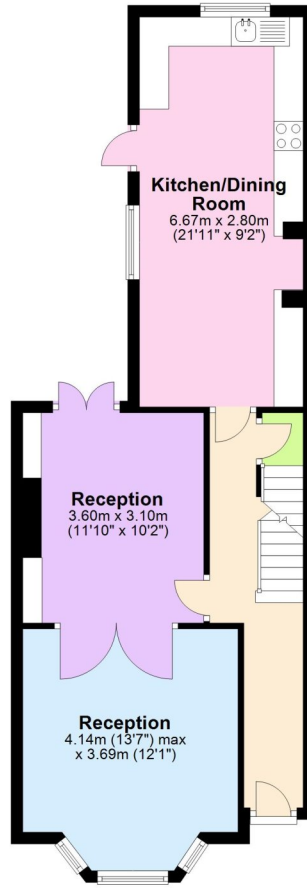
- stunning family home
- Victorian period property
- three double bedrooms
- two receptions
- 22ft kitchen breakfast room
- south east facing garden
- lovely condition
- circa 1291 sq ft
- 21ft cellar
- original features
- seconds from Brookmill Park





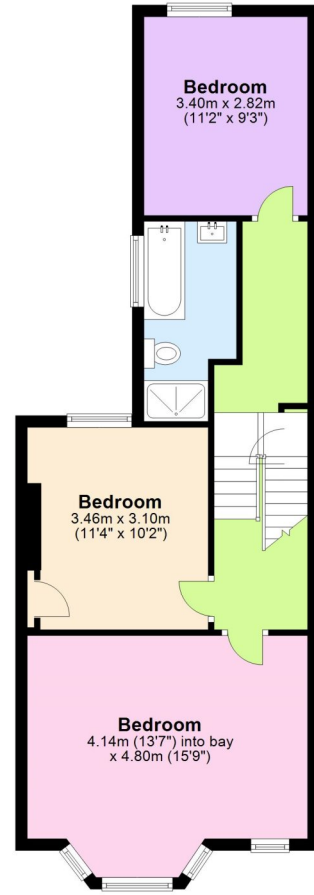
### Ground Floor

Approx. 54.2 sq. metres (583.7 sq. feet)



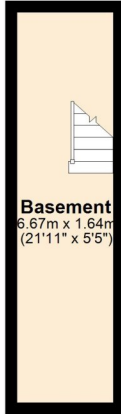
### First Floor

Approx. 54.8 sq. metres (589.9 sq. feet)



### Basement

Approx. 11.0 sq. metres (118.0 sq. feet)



Total area: approx. 120.0 sq. metres (1291.6 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	59
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Tenure:** Freehold

**Term:** 0 year and 0 months

**Service Charge:** £0 per annum

**Ground Rent:** £ 0 Annually (subject to increase)

**Council Tax Band:** D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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