



VICARS HILL, LADYWELL, LONDON, SE13 7JL
OFFERS IN EXCESS OF £650,000 FREEHOLD

JUST A STONE'S THROW FROM HILLY FIELDS AND CLOSE TO LADYWELL PARK AND WITHIN LADYWELL CONSERVATION AREA, IS THIS CHARMING AND EXTREMELY RARE, TWO BEDROOM DETACHED COACH HOUSE WITH A WRAP AROUND GARDEN AND SOLD CHAIN FREE.

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth

winkworth.co.uk

See things differently



DESCRIPTION:

Just a stone's throw from Hilly fields and close to Ladywell Park and within Ladywell Conservation area, is this charming and extremely rare, two bedroom detached Coach House with a wrap around garden and sold chain free.

The accommodation comprises; entrance porch, large reception room with double doors to the garden and leading to a good size modern kitchen and a conservatory. Upstairs the master bedroom has built in wardrobes, there is a second single bedroom/study/dressing room and a modern bathroom with free standing roll top bath. Outside the garden wraps around three sides with gated parking available (for a small car) if desired.

This is a quirky detached home which is an extremely rare find and will be popular. There is no chain. Video Tour can be seen at Winkworth.co.uk

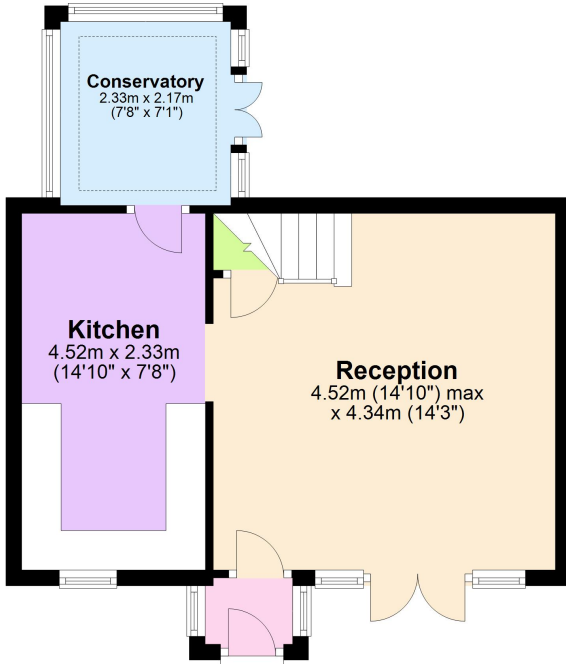
The house is located opposite the entrance to Hilly fields and close Ladywell Fields and sits within the Ladywell Conservation area. Both Gordonbrock Primary School and Prendergast School for Girls (also offers a co-ed 6th Form) are Ofsted "Outstanding". The property is located just a five minute walk 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.





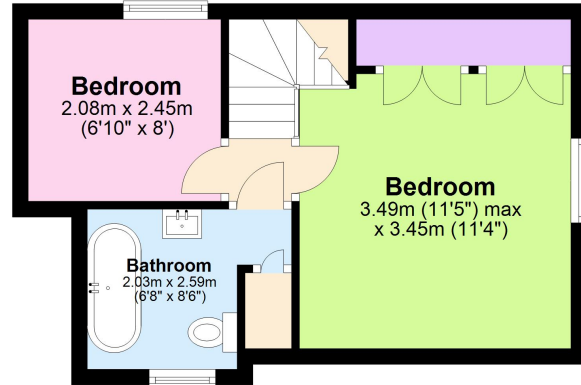
Ground Floor

Approx. 37.0 sq. metres (398.0 sq. feet)



First Floor

Approx. 27.3 sq. metres (294.2 sq. feet)



Total area: approx. 64.3 sq. metres (692.2 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. 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		92
(85-91)		
B		
(69-84)		
C		
(55-68)		
D		
(39-54)		
E	63	
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

Blackheath | 0208 8520999 | blackheath@winkworth.co.uk

Winkworth

[winkworth.co.uk](https://www.winkworth.co.uk)

See things differently

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.