



St Johns SE8
Guide price £565,000

jdm
ESTATE AGENTS

Description:

Set on a quiet road is this 'must see' beautiful Victorian terraced house which the current owners have extensively refurbished to a very high standard to provide a comfortable and highly attractive home with all mod cons. They have used luxury, natural and very high quality materials so that the improvements that they have made would last. There is a stylish fully fitted kitchen and dining area with travertine stone tiles. The lounge is beautifully presented with neatly concealed pelmet lighting, lovely solid walnut flooring and plenty of storage space. Upstairs is the Master Bedroom with high spec fitted wardrobes and bedroom 2 which is perfect for either a single room, an office or a dressing room. The bathroom really is a generous size and has a luxurious ambience, with a spa bath and shower above, lots of storage and stunning mosaic tiling which has exclusively been designed.

There is a private south facing courtyard garden created by award winning designer, Jamie Dunstan, who won the Gold Medal & Best Urban Garden at the RHS Chelsea Flower Show in 2011. This has been thoughtfully designed with attractive lighting so that the garden is an extension of the house to give outside entertaining and living space. The garden and raised planters are also decked with solid IPE wood. Whilst the property has been double glazed and tastefully updated, this lovely home still retains its charm and character.

It also feels secluded for such a central location as the DLR Deptford Bridge is 0.3 miles away, St Johns BR Station is 0.3 miles and New Cross which 0.4 miles.

In terms of further potential the neighbour has submitted planning to add a mansard roof which would create an additional floor, so if they are successful in obtaining the planning, this is an option you could consider, should you wish to create more space in the future.

Directions: From Deptford DLR Station, head west on to Deptford Bridge/A2. Continue to follow the A2 for 0.1 miles. Turn left onto Tanner's Hill and after 0.1 miles turn left onto Albyn Road and the property is approximately 400 yards on the right hand side.

Tenure: Freehold

Council Tax Band: D - £1363.35

Local Authority: London Borough of Lewisham



Room Dimensions:

Ground Floor

Lounge **22'4 x 11'8**

Kitchen/Breakfast Room **15'2 x 11'11**

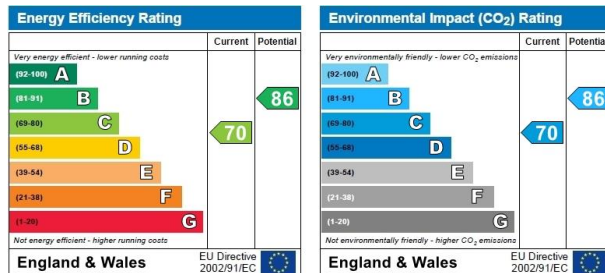
Garden **50'10 x 15'2**

First Floor

Bedroom 1 **15'2 x 10'11**

Bedroom 2 **11'0 x 10'2**

Bathroom



Please contact the branch for a complete copy of the EPC document



Albyn Road

APPROX. GROSS INTERNAL FLOOR AREA 946.36 SQFT / 87.92 SQM.



This is for guidance only, not to scale and must not be relied upon as a statement of fact.
Attention is drawn to the notice on these particulars.

IMPORTANT NOTICE

jdm must advise that although every effort has been made to ensure the accuracy of these details they form no part of any contract and are issued without any responsibility on the part of the agents or vendor. Photographs may have been taken using a wide angle lens. Any floor plans shown are not to scale. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only. Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained. We have not carried out a survey of the property nor have we tested any services, systems or appliances at this property. We strongly recommend that all the information we provide is verified by yourselves on inspection and by your Surveyor and Solicitor or Legal Adviser.

jdm recommends Independent Mortgage Advice. For help with your mortgage please contact your local branch. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations available on request.

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