







Incredibly deceptive, this large five bedroom town house has to be seen in the flesh to truly appreciate the space that is on offer.

With four doubles and a decent sized single, two bathrooms to the 1st and 2nd floor and a ground floor WC, this evenly proportioned property was designed to perfection in our opinion. Suitable for a growing family or maybe even a buy to let investor, viewing is highly recommended.

The area itself has a lot to offer with plenty of development locally and a selection of new, classy restaurants, bistros and boutiques in addition to a Sainsbury's supermarket. Lee Station is situated just over half a mile away and there are major bus routes close to hand which connect you to Lewisham for the DLR link and Eltham.

The property is also located just over a mile from the popular Blackheath Village and less a quarter of a mile to Sutcliffe Park with it's athletics ground and nature reserve.



Additional features include garden with gated rear access and off street parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	64	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(13-38) <b>F</b>		



Please refer to

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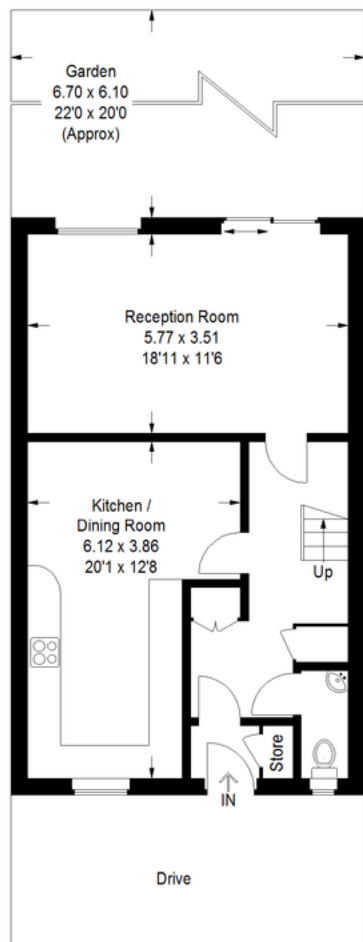
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to view our full area guides



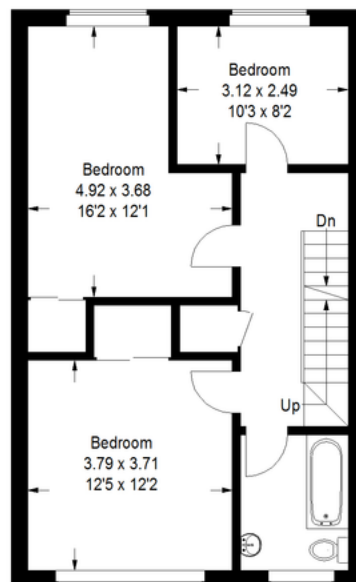
# Addison Drive, SE12



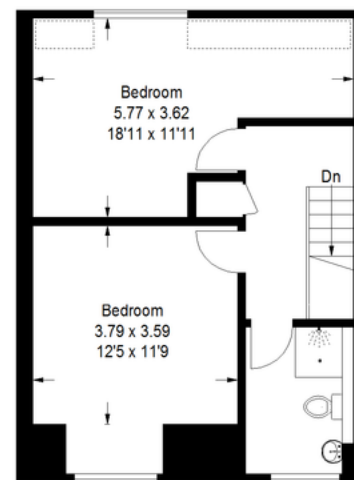
**Ground Floor**

Approximate Gross Internal Area  
(Including Reduced Headroom)  
162.7 sq m / 1751 sq ft

= Reduced headroom below 1.5 m / 5'0



**First Floor**



**Second Floor**

Illustration for identification purposes only, measurements are approximate, not to scale.  
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