

GILMORE ROAD, LONDON, SE13 5AE

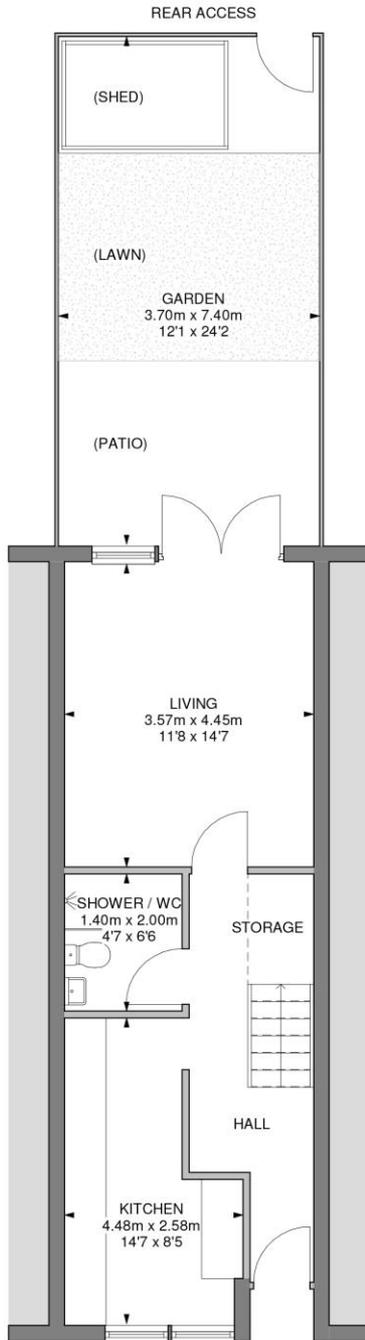
OFFERS IN EXCESS OF £475,000- FREEHOLD



Lilypad Estates are delighted to offer for sale this beautifully presented and newly refurbished, large three bedroom terraced house situated moments away from Lewisham High Street and Hither Green Village.

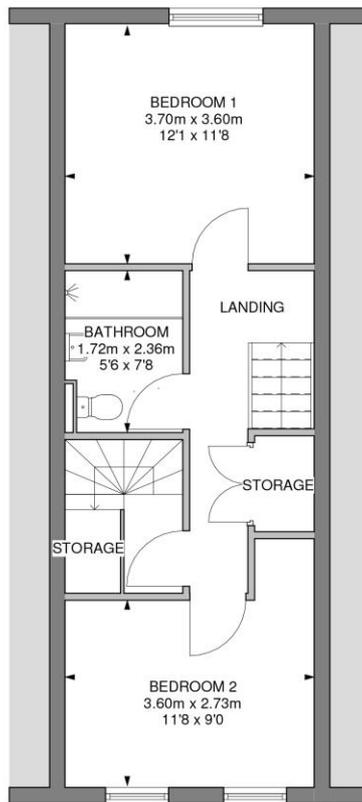
The ground floor of the property consists of a spacious west-facing living room with immediate access onto a landscaped garden with patio seating, three-piece shower room and a beautiful fitted galley kitchen. The first floor benefits from two double bedrooms with stripped wooden flooring, plenty of storage cupboards and a stunning three piece bathroom. The top floor has got a spacious bedroom with skylights. This bright and spacious three floor property is located moments from Lewisham High Street and Hither Green Village and within 10 minutes' walk of both Hither Green and Lewisham stations. It is set back from the road with private courtyard parking for two cars and a rearview and access to Gilmore Park. Transport links are exceptional with both Hither Green and Lewisham stations within 10 minutes' walk offering direct trains to London Bridge, Waterloo East, Cannon Street and Charing Cross.

FLOOR PLAN



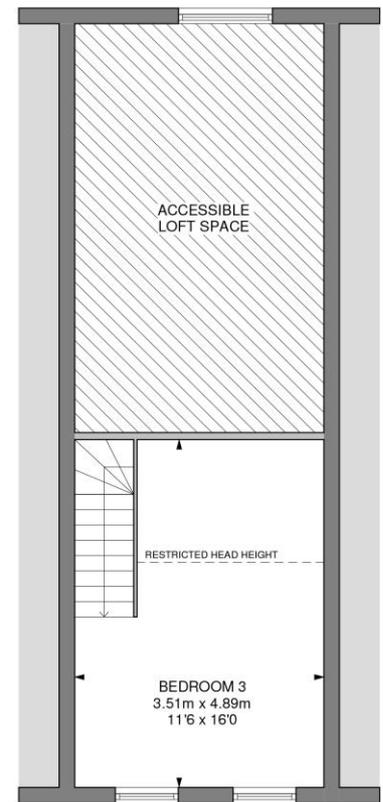
GROUND FLOOR

GIA = 40m² / 430sqft approx.



FIRST FLOOR

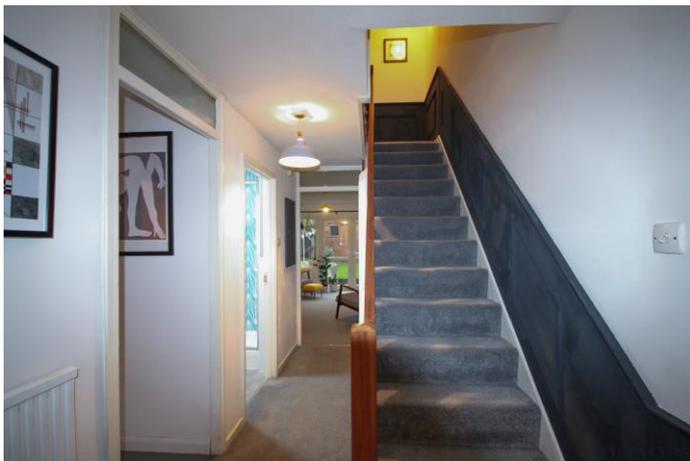
GIA = 40m² / 430sqft approx.



SECOND FLOOR

GIA = 18m² / 194sqft approx.

TOTAL GIA = 98m² / 1055sqft approx. (excluding loft space and garden)



Important Notice

In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.