

MUNDAY'S

Ashmead Road, St. John's

£1,295,000



Architecturally-optimised bay-fronted Victorian terrace delivered over 1717 square feet (excluding your handy cellar) and three floors; inclusive of a smart loft conversion. Chain free!

You have four bedrooms and three bathrooms, plus a downstairs w.c. and a sizeable independent utility room (off your huge kitchen/dining room). A sunny SW-facing garden of over 40 feet completes the package.

Find this thoroughly and thoughtfully treated modernised period home in the exclusive St John's Conservation Area, which adjoins Brookmill CA. Popular Ashmead Primary School is a two minute walk away, on your side of the street (3-11).

And you are just a four minute walk from St John's Station (Zone 2)/10 minutes from Elverson Road and Deptford Bridge DLR stations. Blackheath, Greenwich, New Cross and Lewisham are all easily walkable.

We love the old-fashioned street lamps and all round leafiness of this locale. The envied road is of the pretty

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to call home, with an annual street party

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= Reduced headroom below 1.5 m / 5'0"

Approximate Gross Internal Area
GROUND FLOOR = 829 sq ft / 77.01 sq m
FIRST FLOOR = 643 sq ft / 59.73 sq m
TOP FLOOR (Excluding Reduced Headroom) = 195 sq ft / 18.12 sq m
(Reduced Headroom) = 50 sq ft / 4.65 sq m
Total = 1717 sq ft / 159.51 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)