

Sunninghill Road, Lewisham

£1,350,000



Architecturally-treated four bedroom (three are good doubles, one a small single) Victorian terrace on a quiet residential cul de sac with zero through-traffic, placing you an eight minute walk from St. John's Station, and 10 from Lewisham Station - with added DLR (you are also a short walk from Elverson Road DLR). Permit-parking is on-street.

A really big attic (ripe and suitable for conversion; neighbours have added two bedrooms and a bathroom to their original setups) and a glorious, mature part-walled garden complete the offering.

You are also pleasingly close to both Hilly and Ladywell Fields, and to Ladywell's village-style high street, plus Ashmead and Prendergast Vale primaries, and Glass Mill Leisure Centre.

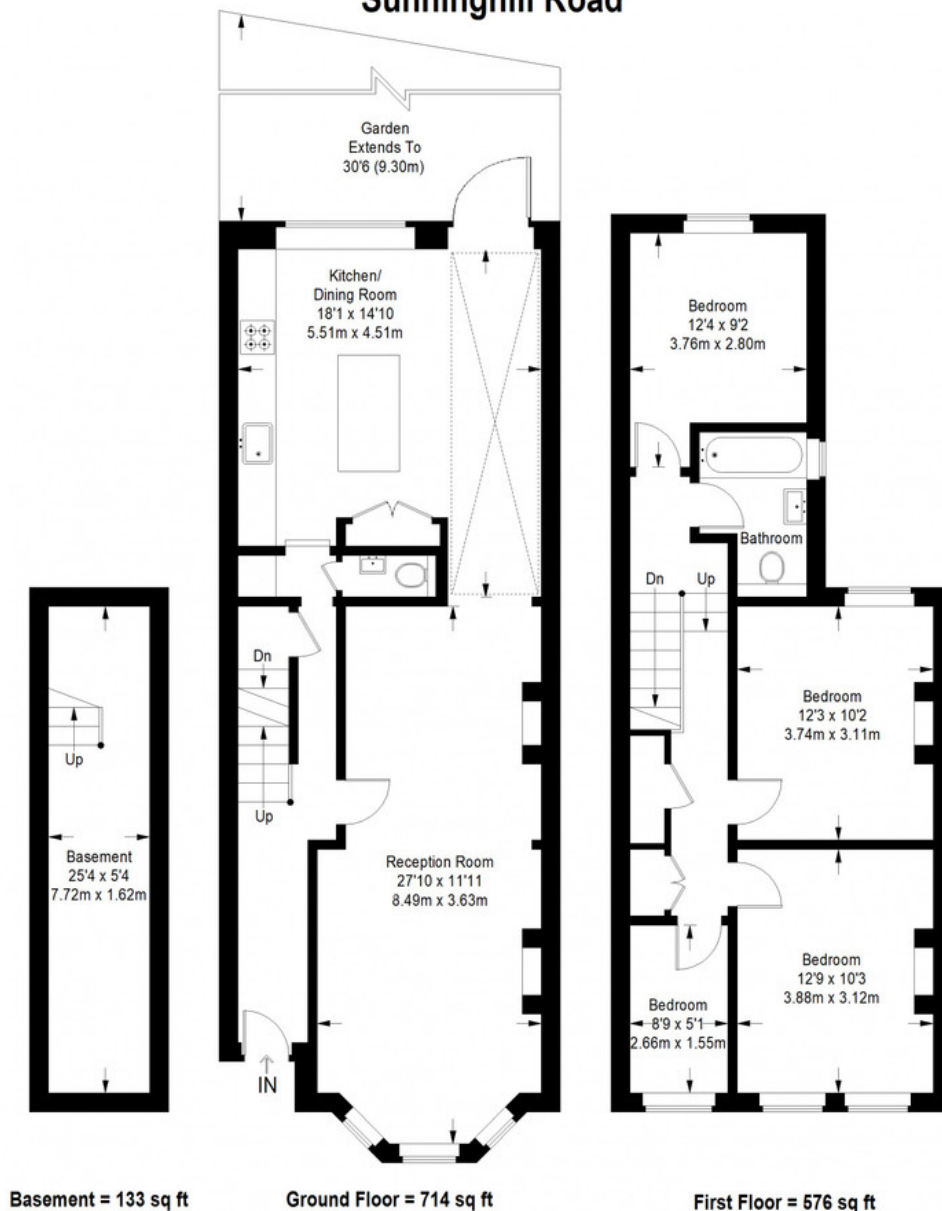
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## Sunninghill Road



Approximate Gross Internal Area  
 BASEMENT = 133 sq ft / 12.36 sq m  
 GROUND FLOOR = 714 sq ft / 66.33 sq m  
 FIRST FLOOR = 576 sq ft / 53.51 sq m  
 Total (Including Basement) = 1423 sq ft / 132.20 sq m  
 Total (Excluding Basement) = 1290 sq ft / 119.84 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)