



ALBYN ROAD ST JOHNS SE8

£375,000 FREEHOLD

A deceptively spacious three double bedroom mid terraced Victorian house situated within the highly regarded St Johns Conservation Area a very short walk from St Johns Mainline Station and a choice of Docklands Light Railway stations at Elverson Road and Deptford Bridge for frequent services to Canary Wharf.

- Three Double Bedrooms
- Two Reception Rooms With Dividing Doors
- Spacious Kitchen/Diner
- Upstairs Bathroom

OPEN 7 DAYS

Residential Sales, Lettings & Commercial Estate Agents

johnpayne.com

Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

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Albyn Road, St Johns, SE8 4JQ

GROUND FLOOR

ENTRANCE

Via hardwood door to:-

ENTRANCE HALL

Dado rail, picture rail, radiator, central heating thermostat, access to cellar.

RECEPTION ROOM

14'10 x 14'2 (into bay window) Picture rail, radiator, sanded and polished flooring, stripped dividing doors to:-

RECEPTION ROOM

12'4 x 11'10 Radiator, sanded and polished flooring, picture rail, French doors to garden.

KITCHEN/DINER

20'10 x 10'2 Double glazed window to flank and double glazed window to rear, two radiators, sanded and polished flooring, ceiling coving, fitted with a range of base and wall units with laminated work top surfaces, integral hob and oven, wall mounted Worcester combination boiler for gas central heating and hot water, part tiled walls, one and a half bowl inset sink unit with mixer taps.

LOBBY

Door to WC and part glazed door to garden.

WC

Petit window to flank, high flush WC, quarry tiled flooring.

FIRST FLOOR

LANDING

Access to loft space, built in cupboard.

BEDROOM ONE

18'3 x 12'1 Two sash windows to front, boarded fireplace, built in cupboard in recess, radiator, wall to wall built in wardrobes with top lockers, stripped pine door.

BEDROOM TWO

12'3 x 11'8 Double glazed window to rear, radiator, access to loft space, built in cupboards in recesses, stripped pine door.

BATHROOM

Obscure double glazed window to flank, white three piece suite comprising panelled enclosed bath with telephone style shower attachment, curtain surround and tiled splash back, pedestal wash hand basin, low flush WC, radiator, part tiled walls, tiled flooring, stripped pine door.

BEDROOM THREE

15' x 10'2 Petit window to flank and window to rear overlooking garden, radiator, stripped pine door.

OUTSIDE

20'/25' rear garden with patio to side and lawn.

LOCAL AUTHORITY

London Borough of Lewisham

VIEWING

By prior appointment please through Vendors Sole Agents John Payne Greenwich Branch, 227 Greenwich High Road, SE10 8NB on 020 8858 9911 or e-mail us on greenwich@johnpayne.co.uk



ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E		57	64	(39-54) E	51	58	
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

PROPERTY DESCRIPTIONS

Whilst every care has been taken in the preparation of these particulars we have not examined the title documents or tested any apparatus or other services. All measurements, areas and distances are approximate and the appearance of an item in any photograph does not imply that it forms part of the sale price. It should not be assumed that the property has all the necessary planning, building regulation or other consents and buyers are advised to rely on their own enquiries and investigations prior to making a commitment to purchase. These details were prepared subject to the vendor's approval.

Floor plans are intended for identification purposes only. They are not to scale and their accuracy cannot be guaranteed.