



LEATHWELL ROAD ST JOHNS SE8

ASKING PRICE £335,000 FREEHOLD

A well proportioned three double bedroom mid-terraced Victorian house situated within this quiet residential road only yards from Elverson Road Docklands Light Railway Station for frequent services to Canary Wharf. Historic Greenwich Village is just over a mile away and the property is only a ten minute walk from St Johns Mainline Station.

- Three Double Bedrooms
- First Floor Bathroom
- Ground Floor Shower Room
- 24'7 Living Room
- 14'5 Kitchen/Breakfast Room
- 55'/60' Rear Garden

OPEN 7 DAYS

Residential Sales, Lettings & Commercial Estate Agents

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Branches at Blackheath Village, Greenwich, Lee & Westcombe Park

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Leathwell Road, St Johns, SE8 4JL

GROUND FLOOR

ENTRANCE

Via hardwood door to:-

ENTRANCE HALL

Central heating thermostat, radiator, ornate ceiling cornice, under stairs storage cupboard, inset low voltage spot lighting, utility area to rear of hallway with plumbing for automatic washing machine and space for tumble drier.

LIVING ROOM

24'7 x 11'10 (narrowing to 9'9 in rear section) Dual aspect with bay sash window to front and part double glazed door to rear providing access to garden. Two open fireplaces, inset low voltage spot lighting, ceiling coving, two radiators.

SHOWER ROOM

Sash window to flank, fully tiled shower cubicle, low flush WC, pedestal wash hand basin, shaver point, chrome wall mounted heated towel rail, extractor fan, inset low voltage spot lighting.

KITCHEN/BREAKFAST ROOM

14'5 x 11'4 (maximum) Bay sash window to flank, fitted with base and wall units with laminated work top surfaces, integral stainless steel gas hob split level electric oven, stainless steel splash back and extractor hood, single radiator, inset low voltage spot lighting, built-in cupboards one housing wall mounted boiler for gas central heating and hot water, integral fridge, freezer and dishwasher, double glazed sliding patio doors providing access to rear garden.

FIRST FLOOR

LANDING

Split level landing, inset low voltage spot lighting, built-in airing cupboard, access to loft space.

BEDROOM ONE

15'2 x 11' Two sash windows to front, built-in wall to wall wardrobes, two radiators, inset low voltage spot lighting, ceiling cornice.

BEDROOM TWO

11' x 9'9 Sash window to rear, radiator, original built-in cupboard, access to loft space.

BATHROOM

Part obscured double glazed window to flank, tiled panelled enclosed bath with shower attachment, wash hand basin with cupboards under, low flush WC with concealed system, chrome wall mounted heated towel rail, fully tiled walls, radiator, shaver point, inset low voltage spot lighting.

BEDROOM THREE

13'2 x 9'4 Aspect with sash windows to flank and rear, radiator, access to loft space.

OUTSIDE

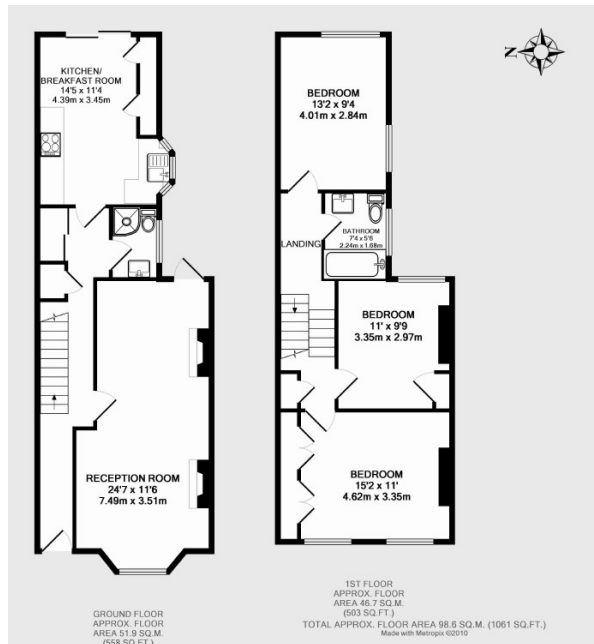
Rear garden with paved patio, lawn, garden shed, outside tap and outside light.

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		69	75	(55-68) D	65	71	
(39-54) E				(39-54) E			
(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.