



30 VERDANT LANE LONDON, SE6 1LF

£700,000
FREEHOLD

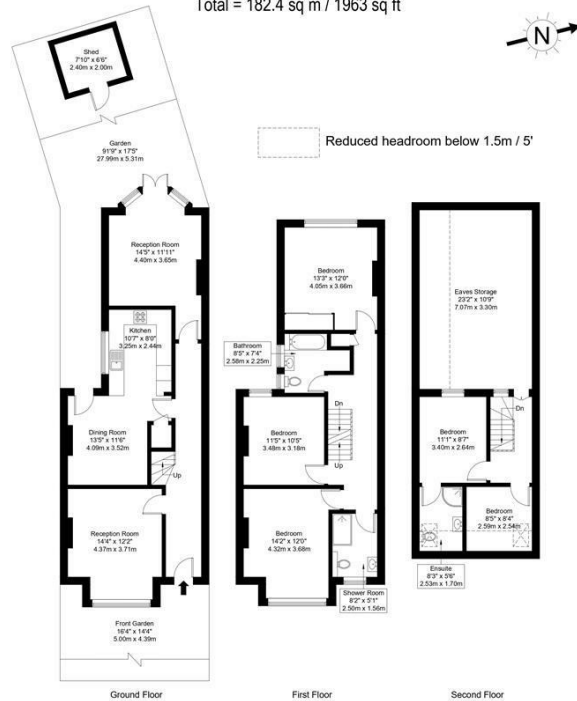
Set within an attractive and imposing period building, this substantial five-bedroom family home offers an impressive 1,963 sq ft of versatile accommodation arranged across three floors. The property effortlessly combines period charm with generous proportions, making it ideal for growing families seeking both space and connectivity. Benefitting from a large, private rear garden and located just 0.6 miles from both Hither Green and Lee Stations, this is a fantastic opportunity to acquire a characterful home in a highly sought-after South East London setting.

Internally, the property offers bright and well-balanced accommodation throughout, comprising two spacious reception rooms, a separate dining room and fitted kitchen to the ground floor, creating excellent entertaining and family living space. The upper floors provide five bedrooms, including a principal bedroom with adjoining shower room, alongside a family bathroom and additional ensuite facilities. The second floor further benefits from extensive eaves storage, while the

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Approx Gross Internal Area = 155 sq m / 1668 sq ft
Reduced Headroom / Eaves Storage = 27.4 sq m / 295 sq ft
Total = 182.4 sq m / 1963 sq ft

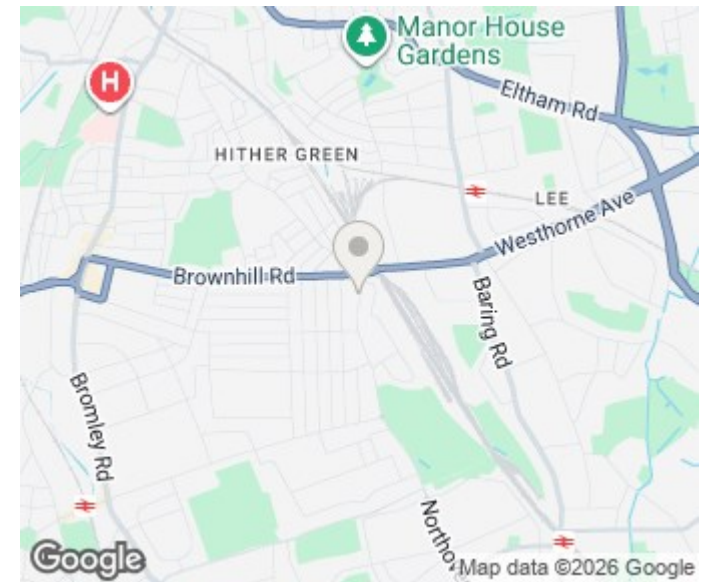


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BLEU
PLAN

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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