



## 111 FORDEL ROAD LONDON, SE6 1XT

**£800,000**  
**FREEHOLD**

We are proud to present this exceptional five-bedroom family residence, positioned on the highly sought-after Fordel Road, SE6.

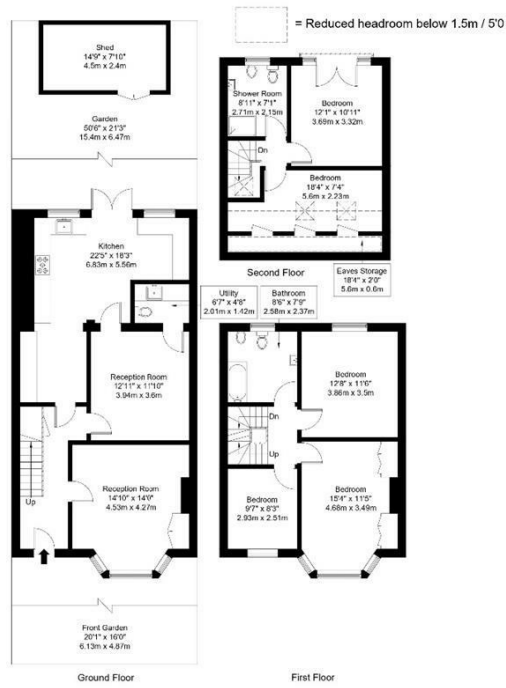
Finished to an outstanding standard throughout, this substantial home offers an impressive blend of contemporary luxury and timeless character, spanning approximately 1,748 sq ft across three beautifully designed floors. Upon entering, you are welcomed by a bright and elegant hallway leading to two spacious reception rooms, both tastefully styled with high ceilings, bespoke finishes, feature fireplaces and an abundance of natural light, creating the perfect setting for both entertaining and everyday family living.

The accommodation comprises five generously sized bedrooms, including a stunning principal suite occupying the upper floor, alongside two luxurious family

**DouglasPryce**

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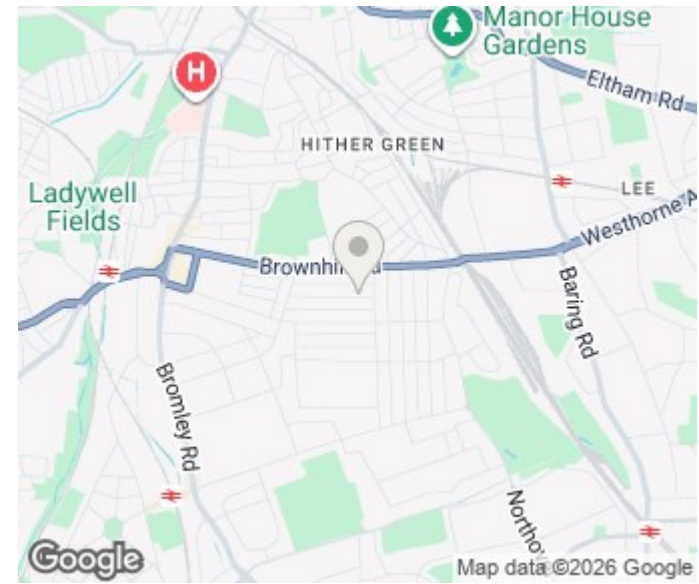
Approx Gross Internal Area = 154 sq m / 1658 sq ft  
 Restricted head height / Eaves Storage = 8.4 sq m / 90 sq ft  
 Total = 162.4 sq m / 1748 sq ft



Ref :

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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		69	76
(55-68) D			
(39-54) E			
(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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