



175 GEORGE LANE LONDON, SE13 6RY

£550,000
FREEHOLD

This freehold, end of terrace house spans an impressive 999 sq ft of internal living space and is perfect for those looking for an already spacious, airy and bright home or someone looking to extend and add additional living space and value in the future.

The property itself features a well-proportioned reception room, ideal for both relaxation and entertaining guests, as well as an open plan dining area. There is also a separate kitchen area towards the back of the property, which leads to a large, rear garden. With three bedrooms, the house is ideal for families or those seeking extra space for a home office or guest room. There is also a well-maintained family bathroom upstairs. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout. There is also a significant amount of storage space in the attic, accessible by a built-in ladder. It is worth noting that residents are also able to obtain a permit for on-street parking via a Lewisham residential parking permit. The current

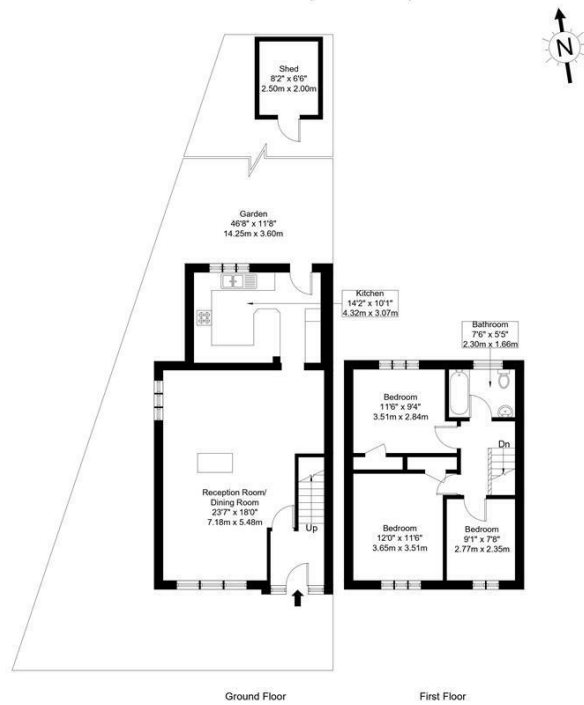
DouglasPryce

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Approx Gross Internal Area = 92.85 sq m / 999 sq ft

Shed = 5.0 sq m / 53 sq ft

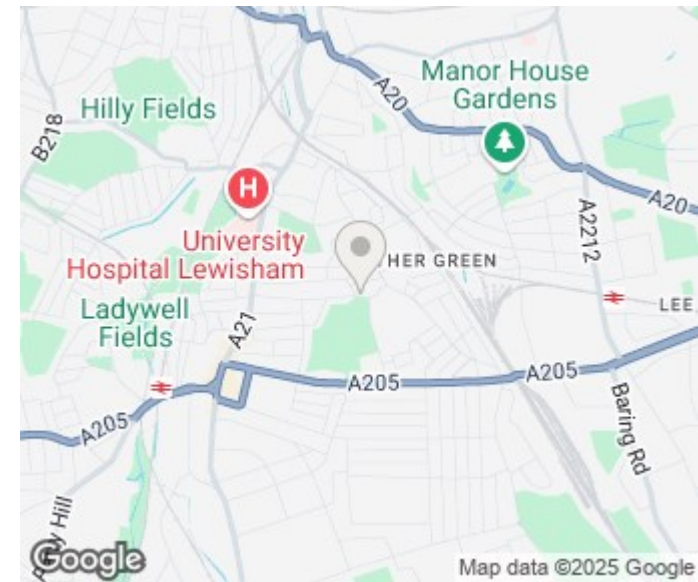
Total = 97.85 sq m / 1053 sq ft



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		85
(81-91) B		
(69-80) C		
(55-68) D	47	
(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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