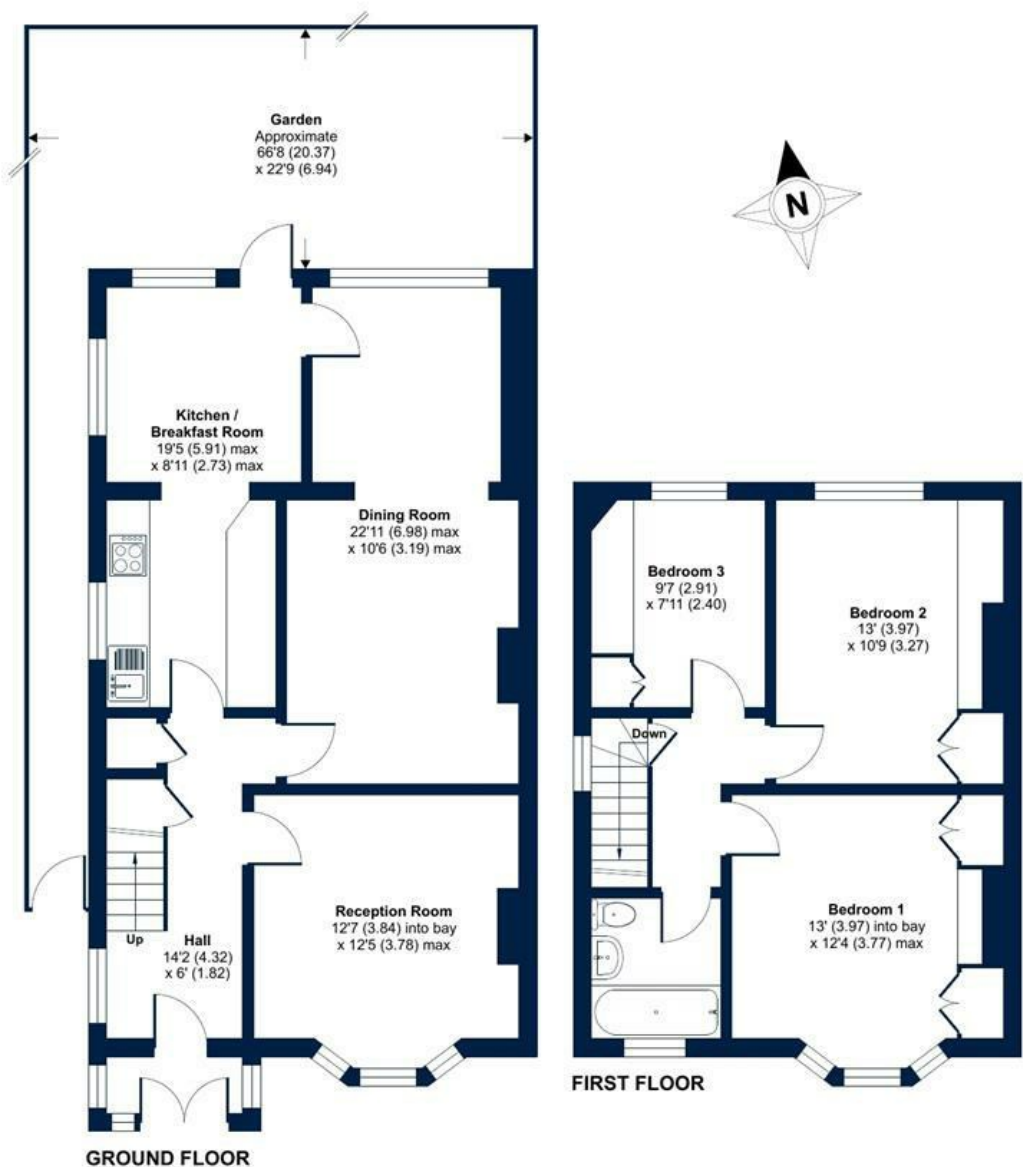


# Blacklands Road, London, SE6

Approximate Area = 1164 sq ft / 108.1 sq m

For identification only - Not to scale

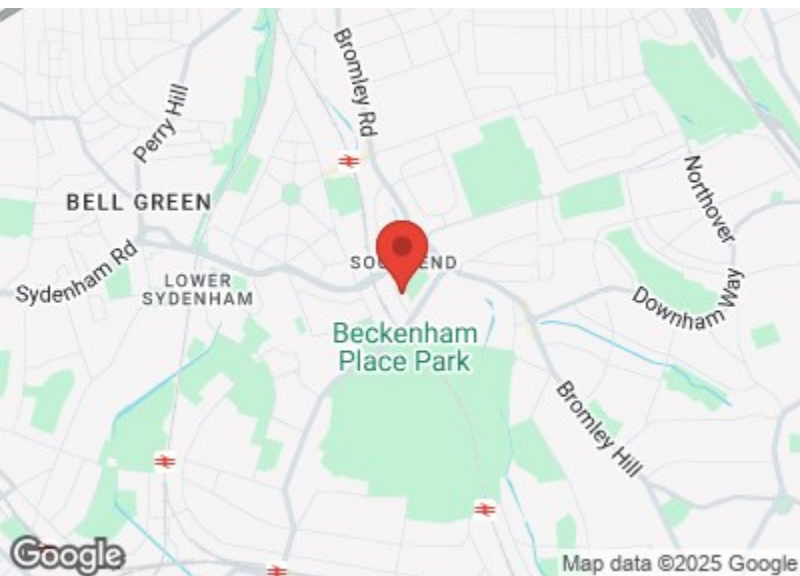


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Charles Eden. REF: 1317166



41, Blacklands Road, London, SE6 3AE  
Guide Price £425,000 Freehold

Charles Eden are delighted to offer this spacious three bedroom semi detached home which represents a rare opportunity to acquire a property with huge potential in a popular South East London location. In need of full modernisation, it's the perfect blank canvas for those looking to renovate and add value, whether you're a first-time buyer, growing family, or investor.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		<b>75</b>	<b>49</b>
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		



020 8663 1964  
charleseden.co.uk



Priced to sell, this spacious three bedroom home offers an outstanding opportunity for buyers looking to put their own stamp on a property. Situated just 0.1 miles from Beckenham Hill Station, the property offers quick and easy access into central London, with direct services to London Blackfriars, City Thameslink, Farringdon, and St Pancras International.

Families will appreciate the proximity to well-regarded local schools, including Ravensbourne School, Haseltine Primary, and St William of York Catholic Primary, all within easy reach.

You're also just 0.2 miles from the stunning Beckenham Place Park, one of South East London's largest green spaces ideal for dog walking, cycling, picnics, or enjoying the popular wild swimming lake.

Don't miss this chance to secure a freehold property in a sought-after part of SE6 at a fantastic price.

### **ENTRANCE PORCH**

Glazed door with glazed window to side. Part glazed door with glazed window to side leading into:

### **HALLWAY**

understairs storage cupboard housing meters ? radiator fitted carpet.

### **RECEPTION ROOM 12'05 x 11'11**

Glazed bay window to front, picture rails, fireplace, double radiator, fitted carpet.

### **DINING ROOM 22'10 x 7'11**

Window to rear, picture rails, two radiators. fitted carpet.

### **KITCHEN 19'0 x 8'11**

Window to rear and side, assortment of wall and base units with worksurfaces over, cooker, space for washing machine, 'Potterton' boiler (not tested by Charles Eden),

### **STAIRS TO FIRST FLOOR**

Fitted carpet.

### **LANDING**

Access to loft, picture rails, fitted carpet.

### **BEDROOM ONE 11'02 x 9'08**

Window to front, picture rails, fitted wardrobe. radiator, fitted carpet.

### **BEDROOM TWO 12'11 x 9'06**

Window to rear, picture rails, built-in cupboard, radiator, fitted carpet.

### **BEDROOM THREE 8'11 x 8'0**

Window to rear, radiator, fitted carpet.

### **BATHROOM/WC**

Opaque window to front, paneled bath with mixer tap and flex hose, pedestal wash hand basin, low level WC, single radiator, tiled walls, fitted carpet.

### **OUTSIDE**

#### **REAR GARDEN 45' approx**

Mainly laid to lawn.

#### **FRONTAGE**

Crazy paved with lawn and shrubs.

#### **COUNCIL TAX D**

#### **EPC RATING E**



Charles Eden Estates Limited for themselves and for the vendor(s) or lessor(s) of this property given notice that these particulars do not constitute any part of an offer or contract. Any intending purchaser must satisfy themselves by their own inspection. No equipment, services, circuitry or fittings have been tested. These floor plans are purely an illustration for identification purposes only. They are not accurately scaled e.g. windows shown are to give an indication of direction rather than size or position within a wall itself. No warranty is given by the vendor(s), their agents, or any person in their employment. Offered subject to contract, pending sale or withdrawal.



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71 High Street, Beckenham, Kent, BR3 1AW**

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