



**St. German's Road, London**

£700,000



4



2



2



C



## Property Summary

A HUGE four bedroom townhouse with TWO BATHROOMS, off street parking and INCREDIBLE VIEWS offered to the market by Propertyworld. This super house, is modern, with beautifully presented accommodation throughout, fabulous natural light and lots of VERSATILE & PRACTICAL living space. Ideal for families or those who work from home, the house offers a rare balance of space, style and comfort. Seeing is believing but the basic details include:

On the ground floor there is a modern and recently upgraded kitchen, with an extensive range of wall and base shaker style units, lots of worktop space, induction hob, electric oven, integrated appliances and a large double glazed window to front. To rear is a stunning family lounge / diner with direct access to the rear garden and decked patio. Flooded in light, this room is modern, bright but with a cosy warm feel. Above there are FOUR DOUBLE bedrooms laid out over consecutive floors - all beautifully presented, flooded in light, and decorated in neutral tones. Plus there are 2 HUGE BATHROOMS on separate levels, ideal for modern family life and a small OFFICE SPACE.

This house can accommodate EVERY type of living need, from large families, or those with au pair / nanny / or live in relatives as the top floor that could be SELF CONTAINED. This space would also work as an AIRBNB or for PAYING STUDENTS. If you need work space - therapy room or art studio, then look no further and call PW now 0208 488 0011

St Germain Road is a popular residential road in the heart of Honor Oak and with easy access to THREE MAINLINE STATIONS and lots of great schools. EPC rating is C, council tax is F.

Sydenham Sales  
020 8488 0011  
[www.propertyworlduk.net](http://www.propertyworlduk.net)

## Property Summary

- Four bedroom house
- Modern townhouse
- Incredibly spacious
- OSP for 3 cars
- Two bathrooms
- Beautifully presented
- Flooded in light
- Stunning views
- Versatile and practical accommodation
- Fabulous location

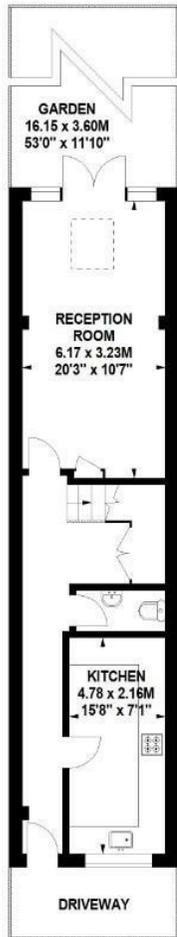
## Our Vendor Loves...

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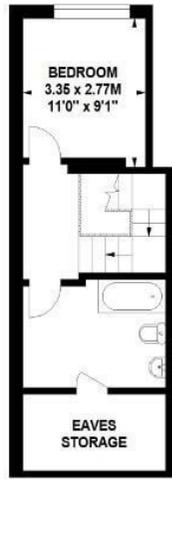
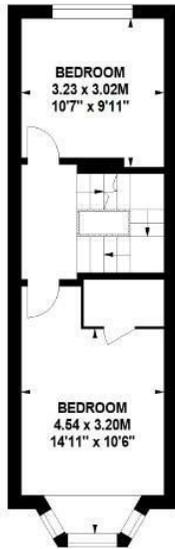
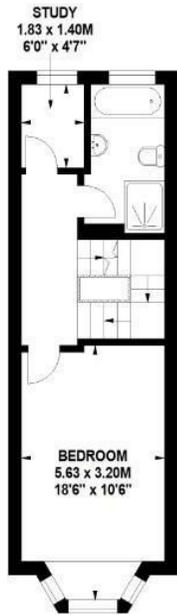
"I still remember us walking into the house for our first viewing and being amazed by the amount of space and the sun coming through the skylight and French doors and again by the stunning view from the top bedroom. We'd seen plenty of places in our price range beforehand but they all felt a bit small, and while the house was certainly in need of some love, we could imagine raising our family here. Once we'd put in the time and effort to make it a proper family home, having that space for our son to play and explore both indoors and out has been a real blessing, and it has also been really handy when we are both working from home to have two separate office spaces. We've also had the flexibility to have friends and family stay with us - having a bedroom on the same floor as the second bathroom meant they could have their own space. The Blythe Hill Tavern and The Honor Oak Pub are close by too. Whilst we're excited for the next step in our lives, we'll be leaving with a heavy heart - this house and the local area have been a massive part of a very important time for our family".





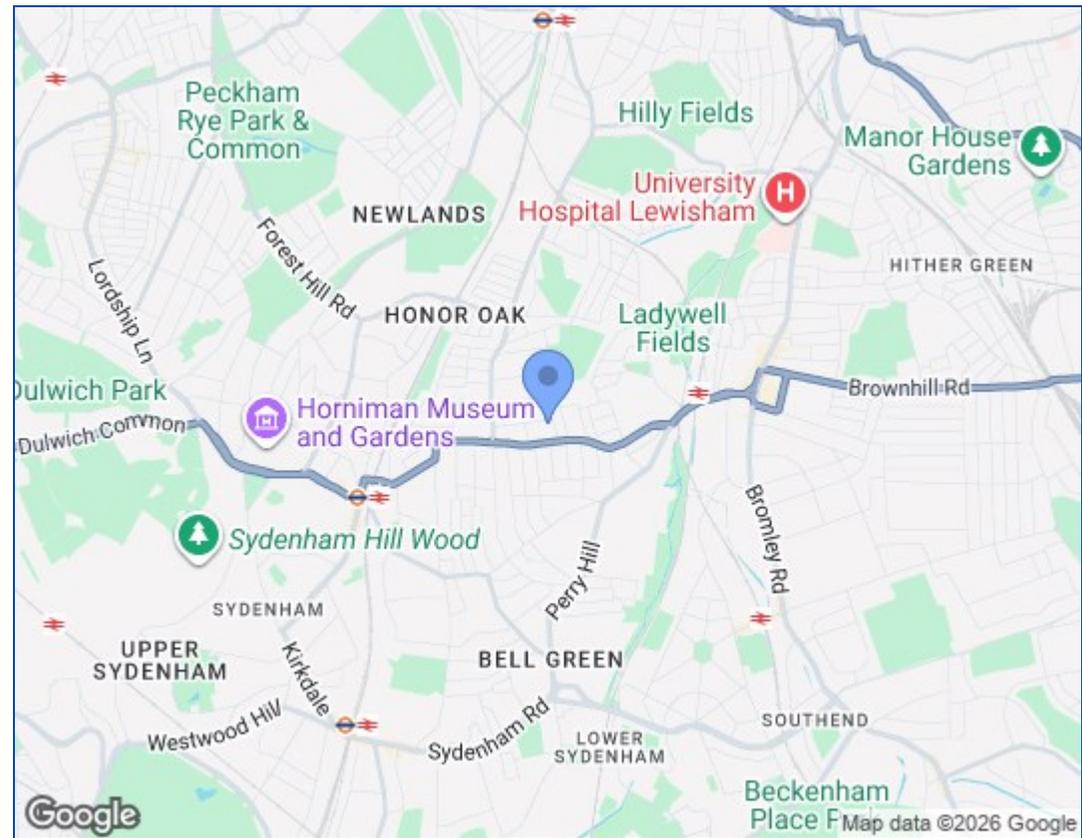


**St Germans Road**  
APPROXIMATE GROSS INTERNAL AREA  
147.71 m<sup>2</sup> / 1590 sq ft



**Ground Floor      First Floor      Second Floor      Third Floor**

SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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			
		70	84
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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