Malyons Road, SE13 7XD
£1,550 pcm

Located on a quiet, no-through road leading to Ladywell Fields, this light and airy 3-bedroom house is ideally placed for Ladywell station and local primary schools. Please note the property is available to let for 6 months only.

The house is beautifully presented throughout with wooden flooring, tasteful décor, high quality fixtures and fittings, double glazing and gas central heating. Downstairs there is an open-plan layout with a walk-through reception room opening up to a stylish kitchen. The kitchen boasts shaker-style units with integrated appliances. Patio doors lead out to a delightful 70' rear garden where there's a decked area - perfect for al fresco dining – and a lawn. Upstairs is a master bedroom with built-in wardrobes, another double bedroom and a single, and a smart family bathroom.

Ladywell is a vibrant, cosmopolitan area popular among young families and professionals. It has a village-like feel with a high street made up of a variety of independent shops. There's a French bakery/patisserie which serves delicious cakes and lunchtime snacks. The deli is great place to pick up groceries including organic fruit and vegetables. The popular local butcher's sells traditional and rare produce. Nearby restaurants of note include Mama Dough, a hip sour dough pizzeria, and the Ladywell Tavern, a gastro-pub which serves craft beers.

Ladywell station is a 5-minute walk with fast and frequent services into central London. In addition, Lewisham DLR is 1 stop away with access to Canary Wharf and the City.

Ladywell Fields at the end of the road and this leads onto the scenic Water Link way, ideal for a Sunday afternoon bike ride or stroll. Hilly Fields is also nearby and plays host to a regular farmers' market. There are a number of good schools in the area including Gordonbrock Primary School and Prendergast School for Girls. The area also boasts various sporting facilities including an athletics track, tennis courts in Ladywell Fields and Hilly Fields, and a swimming pool and leisure centre near Lewisham station.
Photos

Energy Efficiency Rating

Environmental Impact (CO₂) Rating

England, Scotland & Wales

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s-roche.com
MALYONS ROAD, SE13

Approx. Gross Internal Floor Area
863 Sq. ft/80.16 Sq. m

Floor plan