



## Elverson Road, SE8

£500,000

- Close To Transport Links
- Council Tax Band B
- Period Conversion
- Short Walk To Brookmill Park
- Split Level
- Two Bedrooms
- Share Of Freehold





This beautiful period conversion flat offers an enviable location on Elverson Road.

The flat is set over the top two floors of this conversion and comprises of a welcoming reception room, a large kitchen / dining room, a modern bathroom with a shower and two good sized bedrooms.

Elverson Road is ideally situated just moments away from both St Johns train station and Elverson Road DLR Station offering fast and convenient access to both Central London and Canary Wharf. All the amenities of Deptford and Lewisham are within easy reach and the open spaces of Brookmill Park and Blackheath are a short walk away.

Share Of Freehold

Lease - 116 Years Remaining (Approx.)

Contact Kallars today to arrange your viewing.

**Agents Note**  
We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Kallars Property Agents Ltd.

**AML Disclaimer**  
Please note it is a legal requirement that we require verified ID from purchasers before instructing a sale. Please also note we shall require proof of funds before we instruct the sale, together with your instructed solicitors.



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**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
79.90 sqm / 860.04 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
71.89 sqm / 773.82 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5 m  
0.75 sqm / 8.07 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 74.53 sqm / 802.23 sqft  
IPMS 3C RESIDENTIAL 72.34 sqm / 778.66 sqft

SPEC ID 629f3fe54426b00db549132f

