



## ALBYN ROAD, SE8

£1,050,000

Three bedrooms  
Semi-detached home  
Three storey living  
Close to transport  
St Johns conservation area  
Energy rating: e

@marshandparsons  
marshandparsons.co.uk

MARSH &  
PARSONS

# ABOUT THE PROPERTY

A beautifully modernised, bay-fronted three double bedroom semi-detached period home, arranged over three original floors and offering the flexibility of four bedrooms and one large reception.

Set on a quiet, leafy street in the sought after St John's conservation area, this friendly and well-connected neighbourhood close to St John's Station with Deptford Bridge DLR also nearby. Blackheath, Greenwich, New Cross and Lewisham are all walkable, with independent cafes, pubs and food spots around St John's, Deptford High Street, Market Yard and Brackley. Brookmill Park and Friendly Gardens are close by, while Greenwich Park and Royal Observatory are around a mile away.







# FURTHER DETAILS

The house combines original character with thoughtful contemporary upgrades, including high-quality wooden flooring, sash windows, an original working fireplace, built-in storage and a modern kitchen and bathroom.

The lower ground floor provides a generous 24ft-deep kitchen and reception space with direct access to the professionally landscaped rear garden, where mature planting, cherry blossom, bay and climbing vines create a private, leafy setting. Internal insulation to all external walls and modern double glazing ensure comfort yearround, while residents benefit from permit parking.



# STEP INSIDE ALBYN ROAD



**Lower Ground Floor**

**Ground Floor**

**First Floor**

Total area (approx.): 104.2 sq. m ( 1121.6 sq. ft)

**Brockley**  
020 8629 8164

Energy Rating: E We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

**MARSH &  
PARSONS**