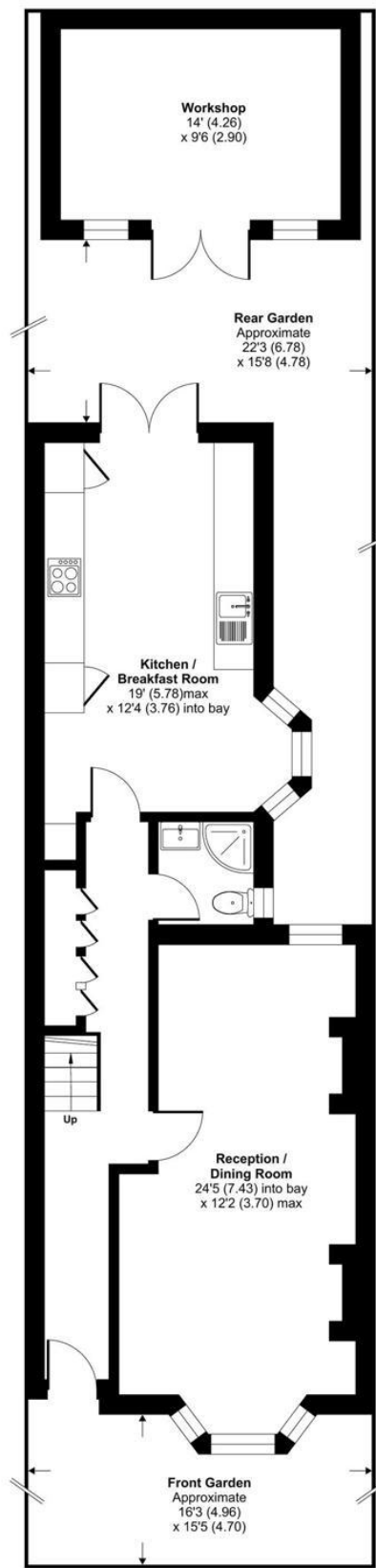
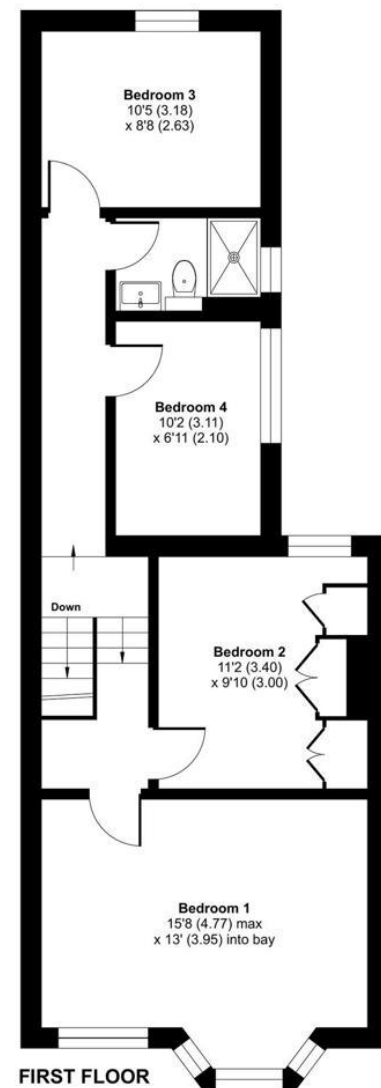




GROUND FLOOR

Blagdon Road, London, SE13

Approximate Area = 1241 sq ft / 115.2 sq m
Outbuilding = 133 sq ft / 12.3 sq m
Total = 1374 sq ft / 127.6 sq m
For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary. Please verify independently before making decisions. Produced for Acorn Group. REF: 1514757

We endeavour to check the accuracy of these sales particulars, but can offer no guarantee. We therefore must advise that any prospective purchaser employ their own independent experts to verify the statements contained herein. All measurements are approximate and should not be relied upon. No equipment, utilities, circuits or fittings have been tested or checked.



Lewisham

lewisham@acorngroup.co.uk / 020 8852 4455

153 High Street, Lewisham SE13 6AA

AP £800,000 Freehold

Blagdon Road, London, SE13

1 4 2



Beautifully Presented Four Bedroom Brick Facade Residence.

Four Bedroom Period Home.

Circa 1370 Sq/Ft (Including Outhouse).

Impressive 24ft Lounge/Dining Space.

Generous Master Bedroom.

Close To Local Amenities & Transport.

Lewisham, Ladywell and Catford Stations Close-by.

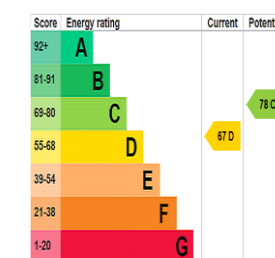
Short Stroll To Local Parks.

Excellent Neighbourhood.

View details of this property online by visiting

<https://www.acorngroup.co.uk/CTF260516>

To Book a viewing, call 020 8852 4455





Blagdon Road, London, SE13

A substantial and characterful four-bedroom period home offering over 1,370 sq ft of accommodation including the garden workshop, with generous living space, two bathrooms and a fantastic rear garden. The property has been well maintained and thoughtfully styled throughout, while retaining plenty of period charm.

The ground floor opens with a welcoming entrance hall leading through to an impressive 24ft reception/dining room. This is a particularly good-sized space, with feature bay window to the front providing plenty of natural light and ample room for both living and dining areas.

To the rear is a spacious kitchen/breakfast room, extending to approximately 19ft and providing a sociable everyday living space with plenty of worktop and storage space. French doors open directly onto the rear garden, a great room for entertaining and giving the ground floor a natural connection with the outside space. A useful ground-floor shower room/WC completes this level.

Upstairs, the property offers four bedrooms, making the house well suited to families as well as those needing dedicated home-working space. The principal bedroom spans the width of the front of the house and benefits from a bay window, while the remaining three bedrooms provide flexible accommodation for children, guests or a study. There is also a family bathroom on this floor.

The rear garden is another real feature of the house. At approximately 42ft in length, it offers a mixture of paved areas and established planting, with plenty of space for outdoor dining and entertaining. At the far end sits a substantial workshop/outbuilding of approximately 133 sq ft, ideal for use as a workshop, studio, gym or home office, subject to individual requirements.

Blagdon Road is well placed for the amenities and transport connections of Lewisham, with its wide range of shops, cafés, restaurants and everyday conveniences within easy reach. Lewisham station provides excellent connections into central London, while the surrounding area also offers a good choice of green spaces, schools and local amenities.

With its combination of four bedrooms, generous reception space, two bathrooms, a sizeable rear garden and useful outbuilding, this is a versatile period home offering an excellent amount of space in a convenient SE13 location.

Tenure Freehold

Local Authority Lewisham Tax Band D

Energy Efficiency Rating D



More photos available online!



Lewisham
lewisham@acorngroup.co.uk / 020 8852 4455
153 High Street, Lewisham SE13 6AA

View this property online at: <https://www.acorngroup.co.uk/CTF260516>