



Guide Price £1,100,000

5 bedroom

Albion Way
SE13

Read all about it...

On Albion Way, this five-bedroom home offers well-arranged living space with a natural balance between period detail and modern function. Its traditional frontage gives way to interiors that have been carefully planned, creating a house suited to both family life and entertaining.

The ground floor opens with a light-filled reception room to the front, with the kitchen/dining room positioned at the rear and opening directly onto the garden. A guest WC completes this level. On the first floor, two bedrooms are complemented by a family bathroom, while the second floor holds three further bedrooms and a shower room, offering flexibility for children, guests, or workspaces.

Albion Way is valued for its character and community atmosphere, with independent shops, cafés, and local amenities nearby. Respected schools and green spaces are within easy reach, while excellent transport connections provide swift access across London.

Call to book a viewing now!

5 BEDROOMS
PRIVATE GARDEN
TOTAL AREA - 1,543SQFT

OPEN PLAN KITCHEN/DINING
CLOSE TO LOCAL AMENITIES

Like what you see?

Call **020 8852 0026** or email us at hithergreen@stanfordstates.london
to arrange a viewing or request further information





GROUND FLOOR

Reception Room

4.17m x 3.70m (13' 8" x 12' 2")

Pendant light, double-glazed bay window, radiator, fireplace, built-in shelving, wood floor.

Kitchen/Dining Room

6.68m x 5.46m (21' 11" x 17' 11")

Spotlights, pendant lights, double-glazed windows and door to garden, fitted wall cupboards and matching counters, integrated fridge in cupboard, integrated dishwasher, cooker and hob, built-in basin with stainless steel mixer tap located on the island, wine cooler, concrete floor.

W/C

2.26m x 0.94m (7' 5" x 3' 1")

Ceiling light, hidden cistern toilet with matching ceramic basin and mixer tap, storage cupboard, tiles.

FIRST FLOOR

Bedroom

5.65m x 3.53m (18' 6" x 11' 7")

Pendant light, double-glazed windows, built-in storage wardrobes, radiator, wood floor.

Bedroom

3.72m x 3.29m (12' 2" x 10' 10")

Pendant light, double-glazed window, air vent, wood floor.

Bathroom

3.74m x 2.26m (12' 3" x 7' 5")

Spotlights, double-glazed window, wall lights, walk-in shower, wall attached showerhead with mixer tap, free standing bath tub, vanity storage unit with ceramic basin and mixer tap, towel rail, tile floor.

SECOND FLOOR

Bedroom

3.53m x 2.47m (11' 7" x 8' 1")

Pendant light, double-glazed window, radiator, wood floor.

Bedroom

4.48m x 3.08m (14' 8" x 10' 1")

Pendant light, double-glazed window, air vent, radiator, wood floor.

Bedroom

3.08m x 2.74m (10' 1" x 9' 0")

Pendant light, double-glazed window, air vent, radiator, wood floor.

Shower Room

2.47m x 1.44m (8' 1" x 4' 9")

Ceiling light, double-glazed window, Heated towel rack, walk-in shower with wall mounted showerhead, white ceramic toilet, white ceramic sink with mixer tap, tile floor.

OUTSIDE

Garden

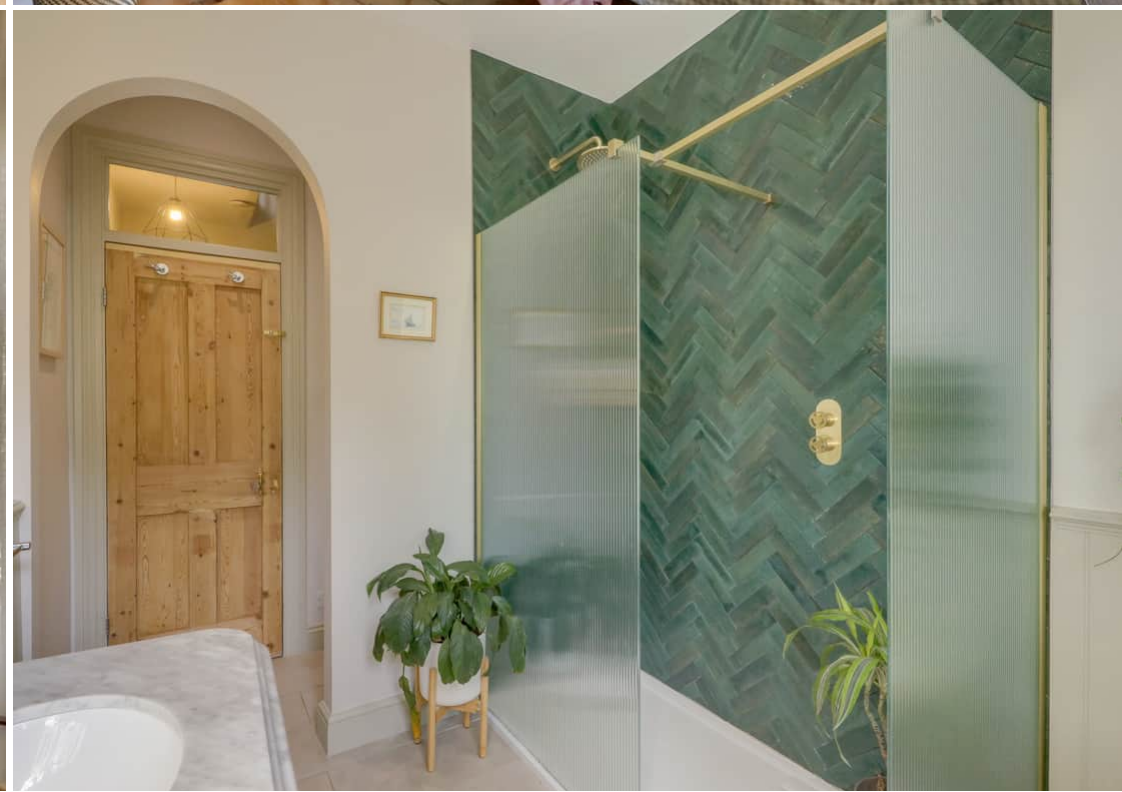
Large grass area with a patio to the right.



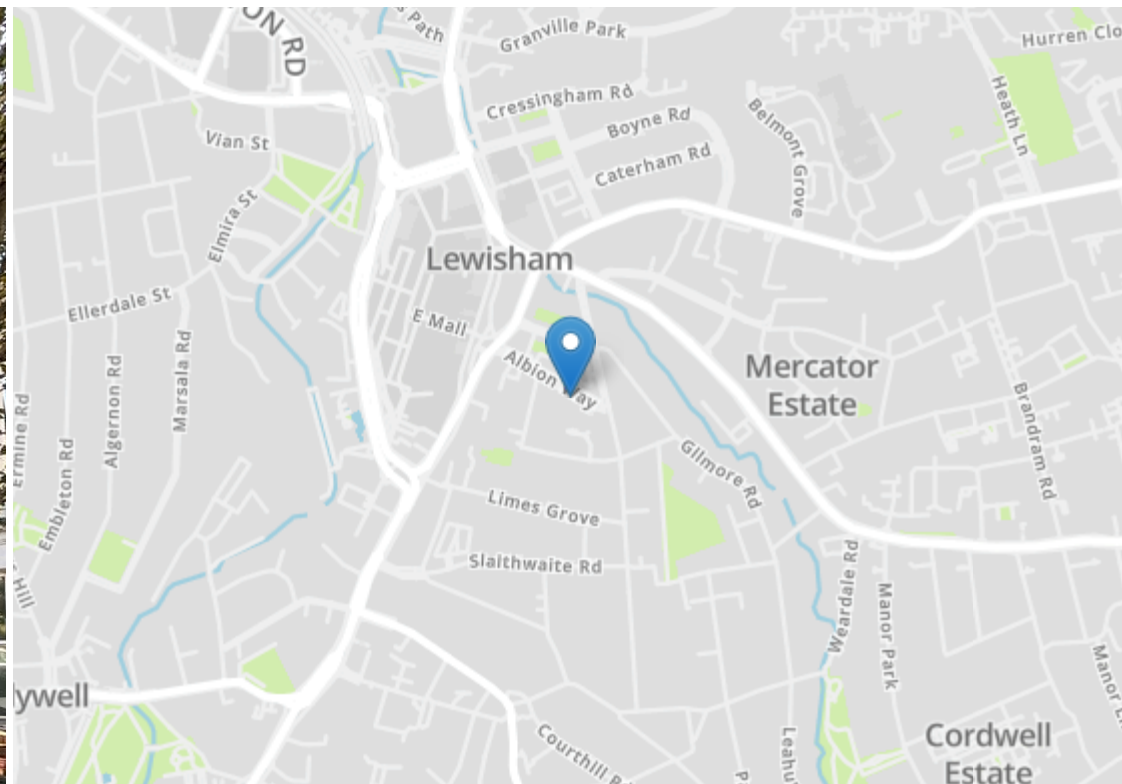
Total Area: 143.3 m² ... 1543 ft²

Drawn for Stanfords Sales & Lettings

This floorplan is for illustrative purposes only. Whilst every effort has been made to ensure the accuracy of the plan, the dimensions and total area are approximated only and should not be relied upon.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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