

FOR SALE

£450,000

Elmers End Road, London, SE20



A stunning two bedroom Victorian conversion with a private entrance, spacious communal garden, large private garage and off street parking. Offered chain free and conveniently located for both Anerley and Birkbeck stations.

Beautifully modernised to a high specification, this ground floor Victorian conversion flat combines period character with contemporary style. Finished in tasteful neutral tones, the property boasts high ceilings, elegant original features, and a spacious open-plan kitchen/lounge complete with integrated appliances.

Offering two generous double bedrooms, off-street parking, and a garage, the home also enjoys direct access to a well-kept and large communal garden, perfect for relaxing or entertaining.

Conveniently located for Anerley and Birkbeck stations, this sought-after property offers both charm and practicality, making it an ideal choice for professionals, couples, or small families. Offered to the market chain free.

- Two Double Bedrooms
- High Ceilings & Period Features
- Off Street Parking
- Large Garage
- Direct Access to Communal Garden
- EPC Rating D





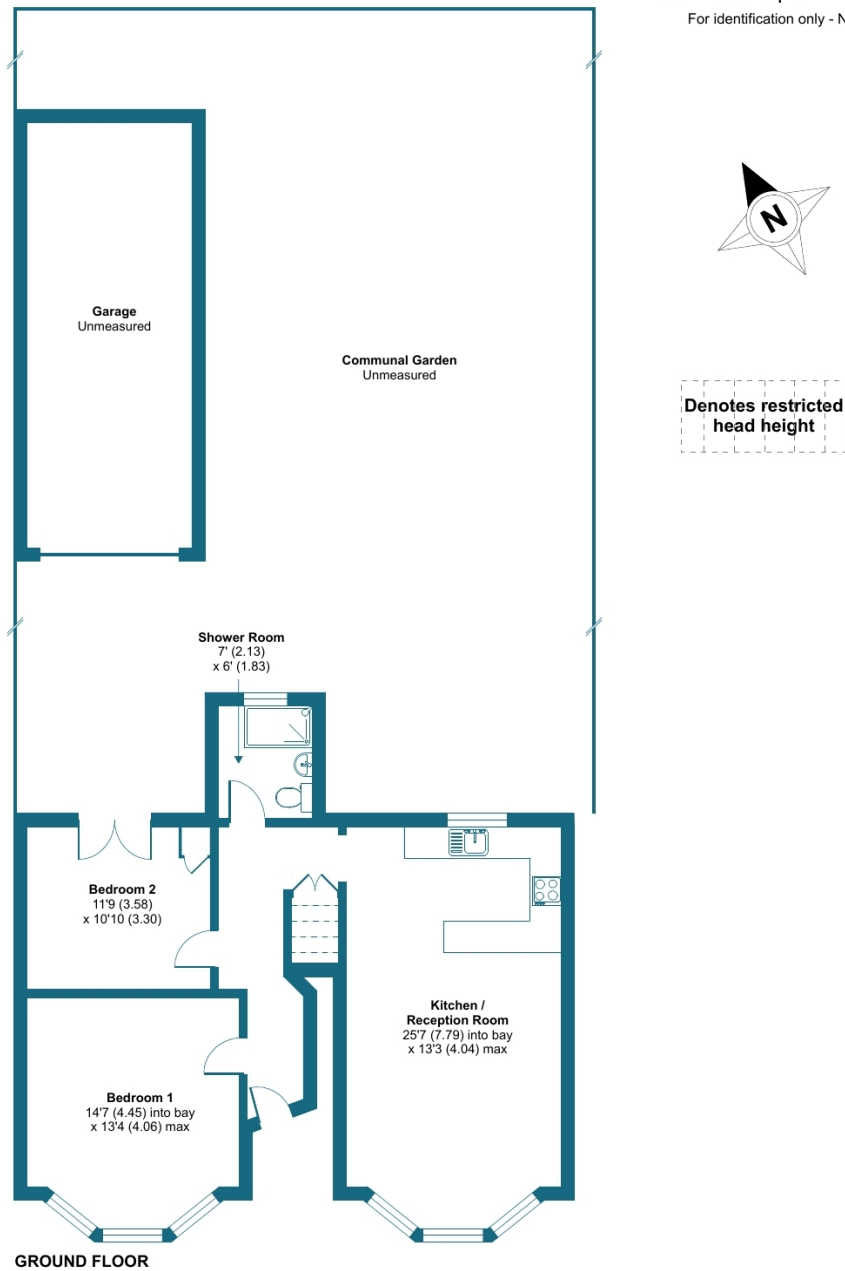
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Approximate Area = 791 sq ft / 73.4 sq m (excludes garage)

Limited Use Area(s) = 12 sq ft / 1.1 sq m

Total = 803 sq ft / 74.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Grafton Estate Agents. REF: 1330828



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		