

**Guide Price £625,000**  
**Paget Rise, London, SE18 3QQ**



AGENTS NOTES: No statement in these particulars is to be relied upon as representations of fact and purchasers should satisfy themselves by inspection, or otherwise, as to the accuracy of the statements contained herein. These details do not constitute any part of any offer or contract. Christopher Russell have not tested any equipment or heating system mentioned and purchasers are advised to satisfy themselves as to their working order. Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment etc.

Christopher Russell LLP. Registered in Cardiff. Partnership No. OC329088

**Christopher Russell Property Services**

33 The Oval, Sidcup, Kent DA15 9ER • Tel: 020 8300 1234 Fax: 020 8300 6530 • [sales@christopher-russell.co.uk](mailto:sales@christopher-russell.co.uk)

Guide Price £625,000 to £650,000.

Beautiful period four bedroom house ideally located for the Elizabeth Line, Woolwich Common, Shrewsbury Park and Oxleas Wood while also conveniently located for a selection of great schools.

The property internally retains many original features and has recently had the front external brickwork cleaned which has been finished to an exceptional standard, complimented with iron balustrades and railings.

The versatile accommodation that is over four floor comprises, ground floor, entrance hall, through lounge, lower ground floor that provides access to the garden, kitchen, formal dining room which could be a double bedroom and family bathroom. The first floor provides two double bedrooms and a loft conversion that features a main bedroom with an en suite shower room.

Modernised throughout that features a modern fitted kitchen, bathroom and en suite shower room, window shutters, the property retains original features such as coved ceilings, wooden architraving such as picture rails, skirtings and fireplaces.

Outside there is a large tiered back garden with an upper deck area, lawned area and lower entertaining area with wooden pergola.

Council Tax Band D.

Agents Note: Material Information is available online as brochure 2 below.



**Christopher Russell**  
PROPERTY SERVICES

TOTAL FLOOR AREA: 1389 sq.ft. (129.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Metropix ©2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	