



Sharratt Street, London, SE15 1PJ

Guide Price £350,000 to £375,000

A spacious three bedroom maisonette, located on the second and third floors of a very tranquil residential complex.

Completely refurbished in 2017, the second floor features a generous and naturally bright reception room with plenty of space to dine and built in storage, a spacious separate kitchen, and additional storage in the hallway. The third floor has a master bedroom with built-in storage, two additional bedrooms, and a stylish three piece bathroom suite and additional separate WC.

The surrounding area boasts many local amenities such as local cafes, bars, restaurants, supermarkets in nearby New Cross Road, as well as good transport links to central London.

Years on Lease - 177

Annual Service Charge - £1328.69

Annual Ground Rent - £0

Council Tax Band - B

Council tax and, where applicable, lease information, service charges and ground rent are given as a guide only and should always be checked and confirmed by your Solicitor prior to exchange of contracts.

- Spacious Three Bedroom Maisonette
- Chain Free
- Plenty of Storage
- Generous Separate Kitchen
- Naturally Bright Living Room
- Refurbished in 2017
- Tranquil Setting
- Good Transport Links
- Long Lease
- Low Service Charge

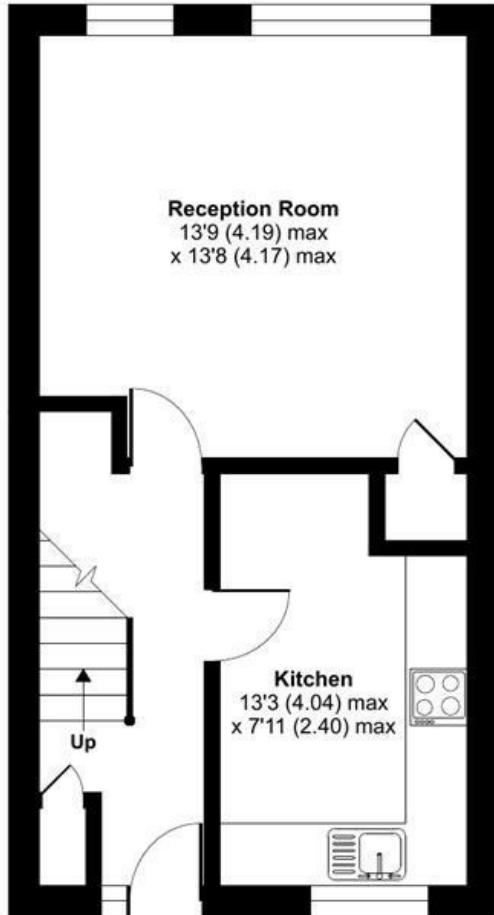
Alex & Matteo
ESTATE AGENTS

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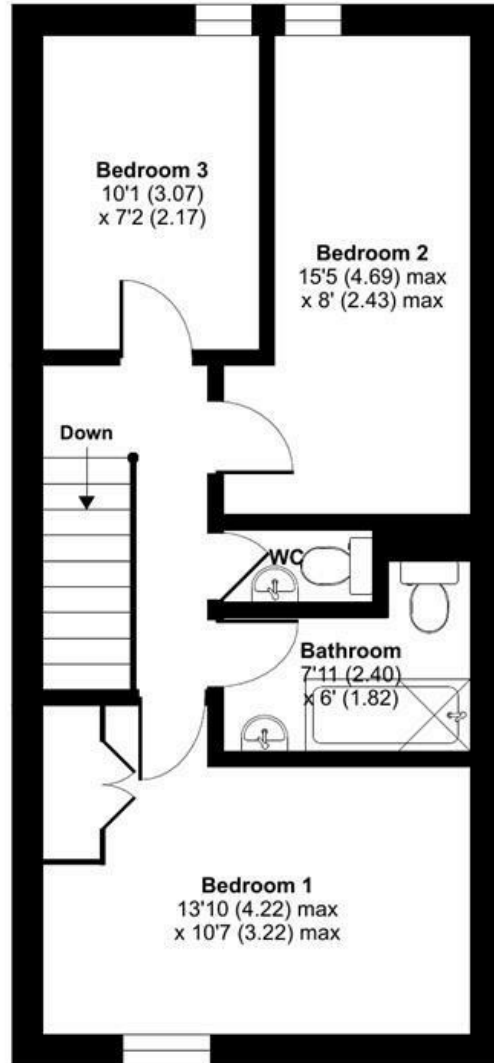
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Approximate Area = 827 sq ft / 76.8 sq m

For identification only - Not to scale



SECOND FLOOR



THIRD FLOOR

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Alex & Matteo Estate Agents. REF: 1281356

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 75 | 79 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |