



Embleton Road, SE13 | £400,000

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# In General

- Chain free
- Two bedrooms
- First floor flat
- Private rear garden
- Loft storage
- Attractive period features
- An abundance of natural light
- Close to local amenities
- Excellent transport links

# In Detail

A beautifully presented two bedroom flat for sale on Embleton Road with a private rear garden and offered to the market chain free.

Occupying the first floor of an attractive period property, this charming home offers well balanced accommodation throughout. This property comprises two generously sized bedrooms, a stylish modern bathroom, a separate fitted kitchen, and a bright and spacious reception room featuring an attractive fireplace.

Further benefits include a beautifully maintained private rear garden, gas central heating, useful loft storage, an abundance of natural light, and a wealth of characterful period features, creating a warm and inviting living environment.

Ideally positioned on a quiet residential street, the property is just 0.3 miles from Ladywell Station, providing convenient connections into central London. Brockley, Crofton Park and Lewisham stations are also within easy reach, offering direct routes to London Bridge, Canada Water, Clapham, London Victoria, Whitechapel and Highbury & Islington.

The property is also a short distance of several popular green spaces including Hilly Fields and Ladywell Fields, as well as a fantastic selection of local amenities such as independent cafés, restaurants, gastro pubs and shops.

Call the Pedder Brockley sales team to arrange a viewing today.

EPC: D | Council Tax Band: B | Lease: 144 years remaining | SC: £1,550 pa | GR: £0 | BI: Incl. in SC

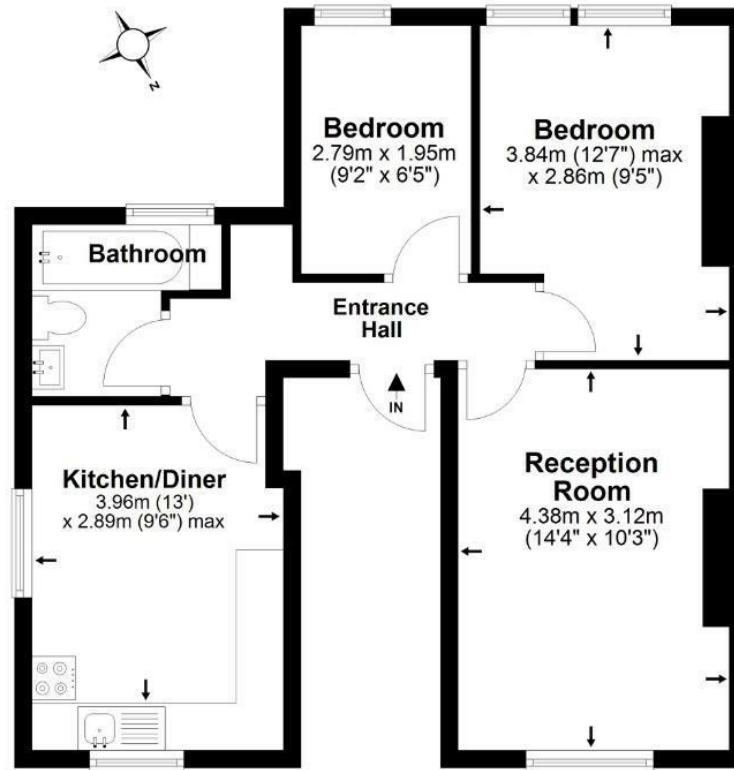


# Floorplan

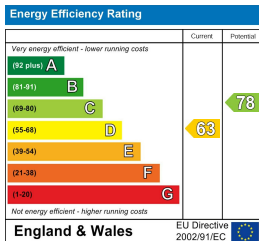
Embleton Road, SE13  
 Total\* = 50.1 sq. m / 539.4 sq. ft  
 Ground Floor = 50.1 sq. m / 539.4 sq. ft  
 □ = Reduced head room below 1.5m



## First Floor



\*All measurements are approximate and do not include eaves space. The plans are for representation purposes only as defined by RICS - 'Code of Measurement Practice'. The plans are not to scale. Please personally check all sizes, dimensions, shapes and compass bearings before making any decisions reliant upon them. Copyright The Pedder Group © 2026.



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