



SHIPMAN ROAD, LONDON, SE23  
**£750,000 FREEHOLD**

Welcome to this stunning three-bedroom home on Shipman Road, SE23, offering contemporary comfort in a peaceful, tree-lined setting. Designed with modern living in mind, this property boasts a spacious and elegant layout perfect for families or those looking for a stylish, low-maintenance home.

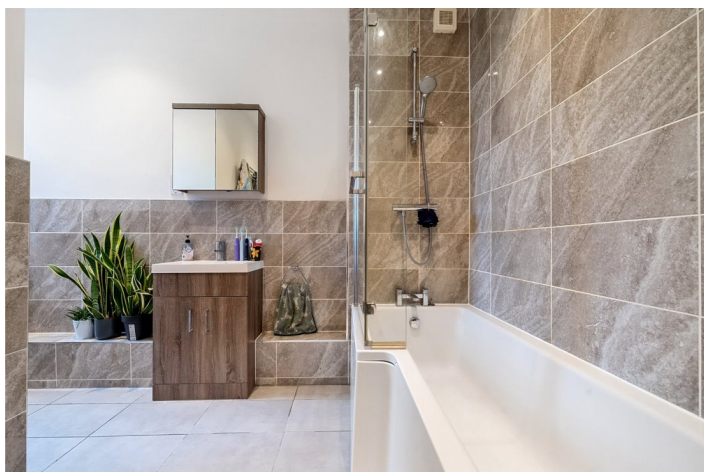
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**DESCRIPTION:**

A charming 3-bed, 2-bath home with high ceilings and a private garden oasis—style, space, and comfort all in one!



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Denotes restricted head height

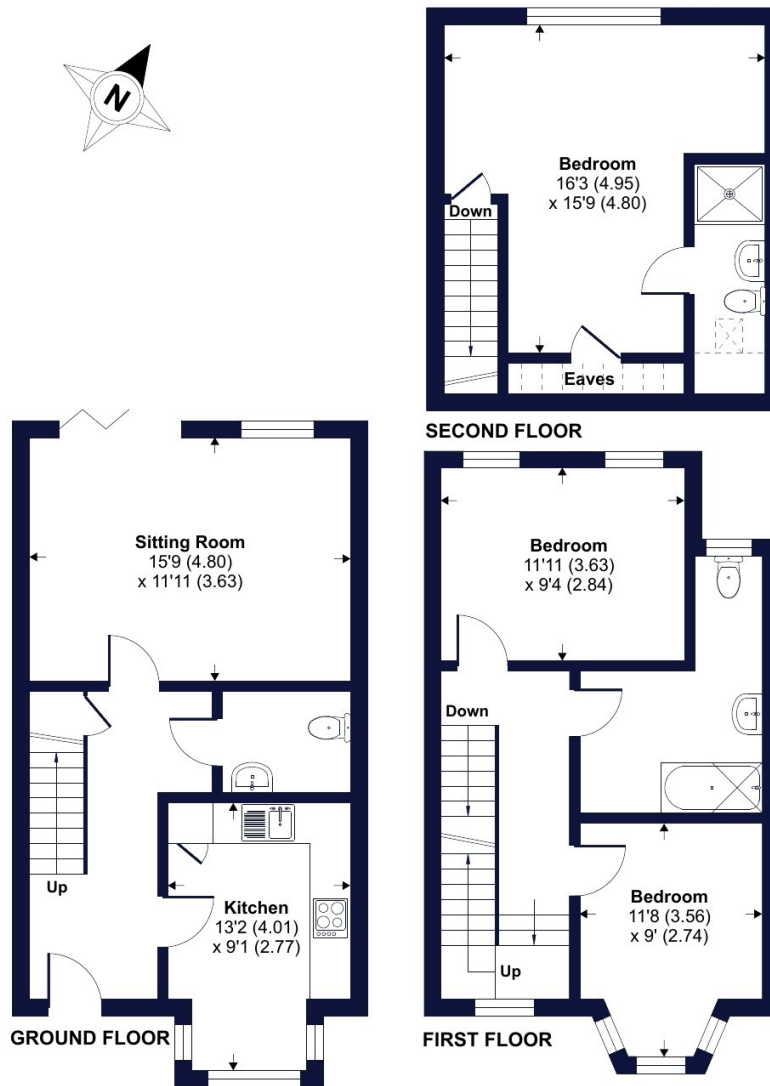
## Shipman Road, London, SE23

Approximate Area = 1129 sq ft / 104.9 sq m

Limited Use Area(s) = 27 sq ft / 2.5 sq m

Total = 1156 sq ft / 107.4 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). © nchecom 2024. Produced for Winkworth. REF: 1210915

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

**COUNCIL TAX BAND- E LOCAL AUTHORITY - Lewisham TENURE- Freehold**

**SERVICES:** Mains Electric, Gas, Drainage & Water.

**BROADBAND:** Ultrafast & Standard Broadband Available. Checked on Openreach Oct 2024.

**MOBILE SIGNAL:** You are likely to have good voice coverage with all mobile providers, you are likely to have limited data coverage with some providers

**HEATING:** Gas Central Heating

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by Winkworth or its employees nor do such sales details form part of any offer or contract.

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