



Spencer.

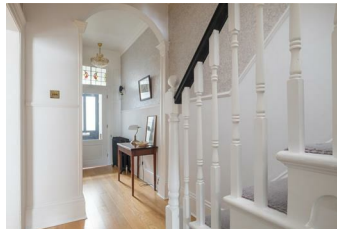
221, Cemetery Road, Sharrow, S11 8FQ

Buy —

this beautifully presented and maintained Victorian town house, with stunning period features, five ample bedrooms, three bathrooms, enclosed rear garden and off street parking.

— from *Spencer.*

- Superb five bedroom Victorian townhouse
- Two reception rooms and modern kitchen
- Three bath /shower rooms
- Stunning period features throughout
- Lovingly maintained and presented
- Beautiful enclosed rear garden
- Off street parking if required
- Council Tax Band-C
- EPC rating-D
- What3words///leave.tonic.mirror



£495,000











# Floorplan

**BASMENT**  
300 sq.ft. (27.9 sq.m.) approx.



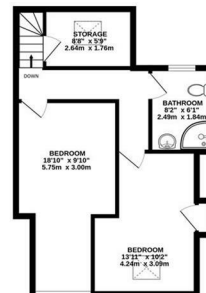
**GROUND FLOOR**  
716 sq.ft. (66.3 sq.m.) approx.



**1ST FLOOR**  
722 sq.ft. (67.1 sq.m.) approx.



**2ND FLOOR**  
460 sq.ft. (42.7 sq.m.) approx.



**TOTAL FLOOR AREA : 2198 sq.ft. (204.2 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.  
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Viewing: Via the Agents  
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