

SHARDELOES ROAD, NEW CROSS, SE14

FREEHOLD

£950,000



SPEC

Bedrooms : 4

Receptions : 2

Bathrooms : 1

FEATURES

Versatile Accommodation

Generous Garden

Open Plan Living Area

Freehold



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Well Arranged Four Bedroom Victorian Home with Generous Garden.

Running generously over three lovely floors, this well-placed period home comprises four double bedrooms, two/three reception rooms, kitchen, bathroom and additional wc. There's a generous rear garden too! You're within easy reach of Brockley, New Cross, St Johns and New Cross Gate stations, making your morning commute a doddle. The social endeavours of New Cross will keep you busy all year round and you're an easy journey from gorgeous Greenwich. Deptford is a swift 10 minute stroll for a further flood of nightlife, bars and restaurants.

A raised entrance opens to your hall which has high ceilings. Two equally sized rooms take the lion's share of this floor and offer versatile usage - living or slumber space depending on your requirements. There's a large bathroom and extra guest wc to the rear of the hall. The lower ground floor enjoys a huge open plan double reception with abundant lounging and formal dining space. A well stocked kitchen adjoins to the rear and supplies access to your garden. This stretches over 16 metres and has a sizeable lawn and peaceful vibes. Back inside ascend to the first return to find a rear-facing bedroom. This enjoys garden views and plenty of space for double bed. Two further double bedrooms complete the accommodation on the first floor.

You can connect with the Jubilee line from New Cross Gate within one stop (at Canada Water) for unbeatable journey times to Canary Wharf, the West End and beyond. Schools? You're in the catchment area for the highly sought after Myatt Garden Primary school which has achieved an 'outstanding' OFSTED. You're just moments from Goldsmiths and Deptford High Street is a 10 minute walk. There you'll enjoy some fab eateries, an art-house cinema and music venues central to the fashionable south London music scene. As well as the many pubs and eateries nearby you have the 'Amersham Arms' and the much loved 'Royal Albert' (as recommended in The New York Times!). A 10 minute walk will have you at Telegraph Hill Park or a short drive will also have you at the lovely Greenwich Park; the perfect places to take a summer picnic. Brockley is great for coffee and frequent pop-ups. The Brockley Deli is a fine spot for some more yummy nosh.

Tenure: Freehold

Council Tax Band: E



**LOWER
GROUND FLOOR**

Approximate. internal area :
51.37 sqm / 553 sq ft

GROUND FLOOR

Approximate. internal area :
50.91 sqm / 548 sq ft

FIRST FLOOR

Approximate. internal area :
50.08 sqm / 540 sq ft

TOTAL APPROX FLOOR AREA

Approximate. internal area : 152.36 sqm / 1641 sq ft

Measurements for guidance only / Not to scale

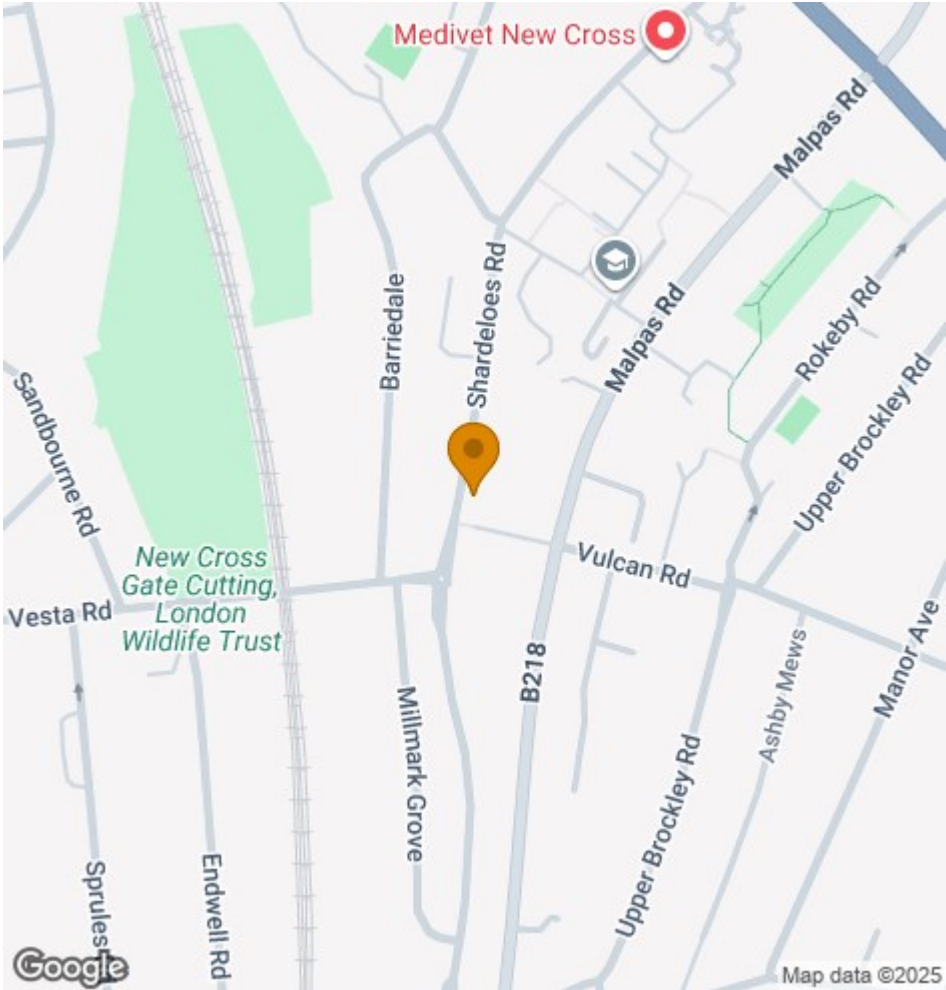
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FREEHOLD

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



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