

BILLINGTON ROAD, NEW CROSS, SE14

FREEHOLD

£900,000





## SPEC

Bedrooms : 3  
Receptions : 2  
Bathrooms : 2

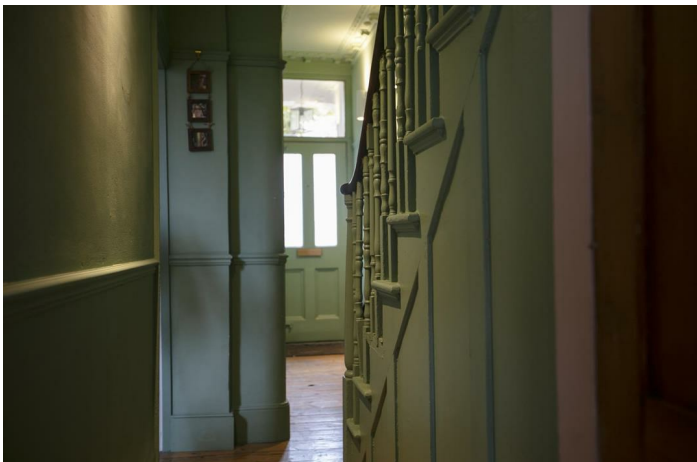
## FEATURES

Stylishly Renovated Throughout  
Generous Leafy Garden  
End of Terrace with Side Access Point  
Wonderful Contemporary Bath and Shower Rooms  
Period Features  
Conservation Area  
Freehold





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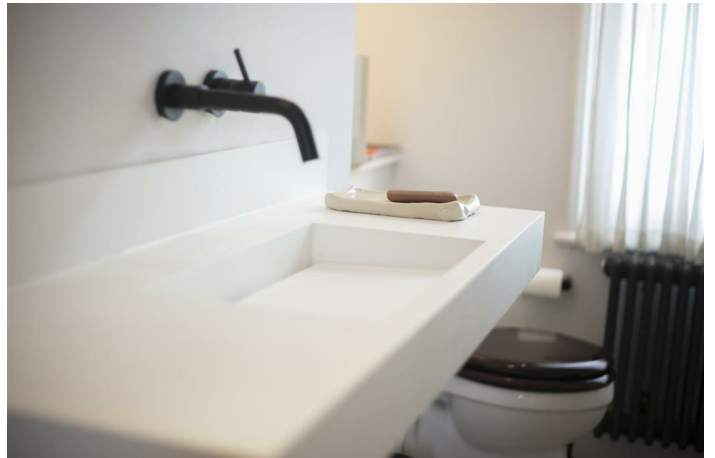


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Beautifully Refurbished End of Terrace Three Bedroom Victorian Home.

This elegantly and sympathetically modernised three bedroom Victorian home sits on a peaceful residential street just moments from the increasingly artsy bustle of New Cross. Located within the Hatcham conservation area it is surrounded by attractive stock-brick terraced properties built between 1848 and 1896. Inside you'll enjoy tasteful original features including timber floors, kitchen range, cornicing and feature fireplaces. A deftly modernised layout affords generous living space, a gorgeous eat-in kitchen, three delightful double bedrooms (master en suite) and a handsome shower room. Every inch has been lovingly re-fashioned. Ingenious vaulted ceilings on the upper floor create an open landing and rear bedroom for maximum flow and light. A huge head-height cellar supplies bountiful storage and is ripe for further development and the house benefits from new wiring and a brand new boiler. The rear garden boasts the light and space of a corner plot and enjoys direct side access, patio with integrated seating, tonnes of mature greenery and a large storage shed for pottering. You're less than five minutes on foot to New Cross Gate Station which supplies fantastic London Bridge and overground services. You're within a pleasurable stroll of the lovely Telegraph Hill Park for some fab London views and a weekend farmer's market. The ever-growing list of social attractions in Deptford are easily reached and Peckham supplies yet more creative and culinary endeavours. Haberdasher's Hatcham Primary School is just around the corner, feeding into Haberdasher's Aske's secondary school nearby. Edmund Waller Primary and Deptford Green secondary school are also close-by.

The exterior enjoys abundant original charm including stucco work over the recessed portico and decorative pillars either side of the canted bay of original sash windows. High hedging affords privacy and a wrought iron gate opens to a handsome tiled path with plenty of space for bin storage. An original door with lion knocker opens to a most inviting hallway with Farrow and Ball's 'Breakfast Room Green' above and below dado rail level. The ceiling and cornicing have each been gifted the same dulcet tones and there are funky wall lights and school house radiators - honey we're home! To the right sits your first reception, a bright, front facing affair with picture rails, cornicing, ceiling rose and a dainty working fireplace. A wide bay of original sash windows face toward private leafy vibes. The rear reception/formal dining room is accessed through original double doors - stripped and varnished to match the architraves. It's a pleasant rear-facing room with another polite feature fireplace and garden views.

Further along the hall you find cellar access under the original staircase. It will house any amount of beloved tatt and the vino collection. Neighbouring houses have even tanked this space which broadens its potential further. From the hall you descend two steps to find the wonderful kitchen/diner which dips into a pretty side bay window. Integrated seating makes it the perfect spot for family dining. A uniquely charming original working kitchen range sits opposite. The contemporary kitchen cabinets run generously on three walls with thin-cut granite counters atop charcoal grey cabinets. Top of the range Bosch and Zanussi appliances include an integrated fridge/freezer, dishwasher, four ring induction hob and oven. A pretty rear-facing window peers over the garden and there's access to the side patio too.

Heading upward, a beautiful hardwearing runner accompanies you up your elegantly presented original staircase. The first double bedroom peers rear on the return enjoying a pleasant dual aspect and original brickwork presented in 'Golden Ivory'. White painted timbers and a gently sloping vaulted ceiling add to the charm. This wonderful vaulted ceiling continues to the landing for a splendid sense of height and space. The shower room completes this level with a double walk-in shower, matching honeycomb floor and wall tiling, loo and a fab black wash hand basin with wall mounted tap. An electric velux window supplies the perfect amount of light.

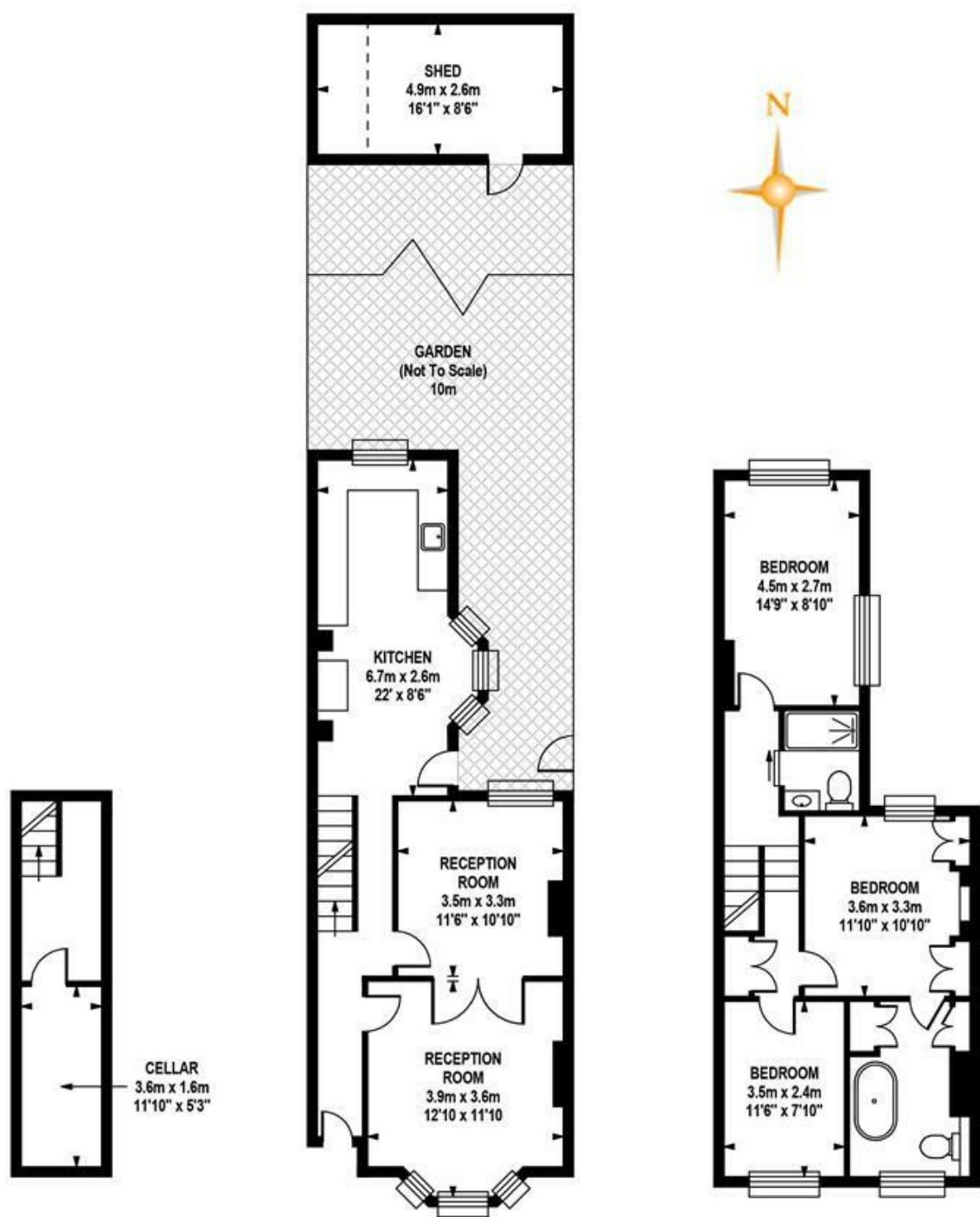
The first floor supplies a lavish master bedroom which has tasteful bespoke storage and a lovely rear garden and streetscape. The adjoining en suite bathroom will knock your socks off with a long contemporary trough-style wash hand basin, antique roll-top bath and funky floor and wall tiling. Handsome fitted storage sits snugly into the chimney breast. Further storage on the landing precedes the third double bedroom which fronts the street through another fine sash window. Currently arranged as a large study it will comfortably house a double bed with ample space left for storage.

The area is literally brimming full of creativity, cafes, eateries and retail hotspots. Nearby Goldsmith University ensures regular thoughtful, vibrant exhibitions and talks. hARTSlane gallery has engaging presentations too. We love 'The Word' bookshop and 'Corner' cafe which has delicious confectionary and fab coffee. The 'Red Lion' cafe is another fine spot for chilling and chats and we're hearing great things about Park Café Hönle. It's got great fresh pasta lunches. 'The Rosemary' is a wonderful Hungarian organic restaurant whose ceramicist owner makes all his own tableware! Locals are raving about the new evening bar at the old New Cross Library and 'The Rose Inn' has a great outside garden. Pints ahoy! Deptford has such an amazing mix of venues and produce with some fantastic restaurants popping up. Marcella is noteworthy and there's a natural wine store for when you're dining at home. For essentials there's a huge Sainsbury's just around the corner too.

Tenure: Freehold

Council Tax Band: D





**LOWER GROUND FLOOR**  
Approximate Gross Internal Area :-  
11.68 sq m / 126 sq ft

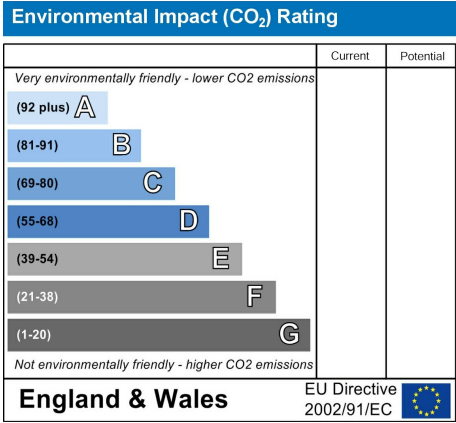
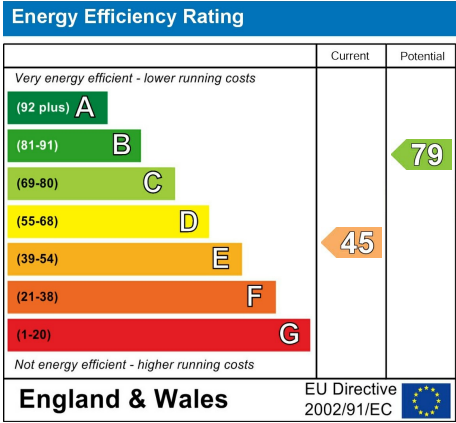
**GROUND FLOOR**  
Approximate Internal Area :-  
67.63 sq m / 728 sq ft

**FIRST FLOOR**  
Approximate Internal Area :-  
53.37 sq m / 574 sq ft

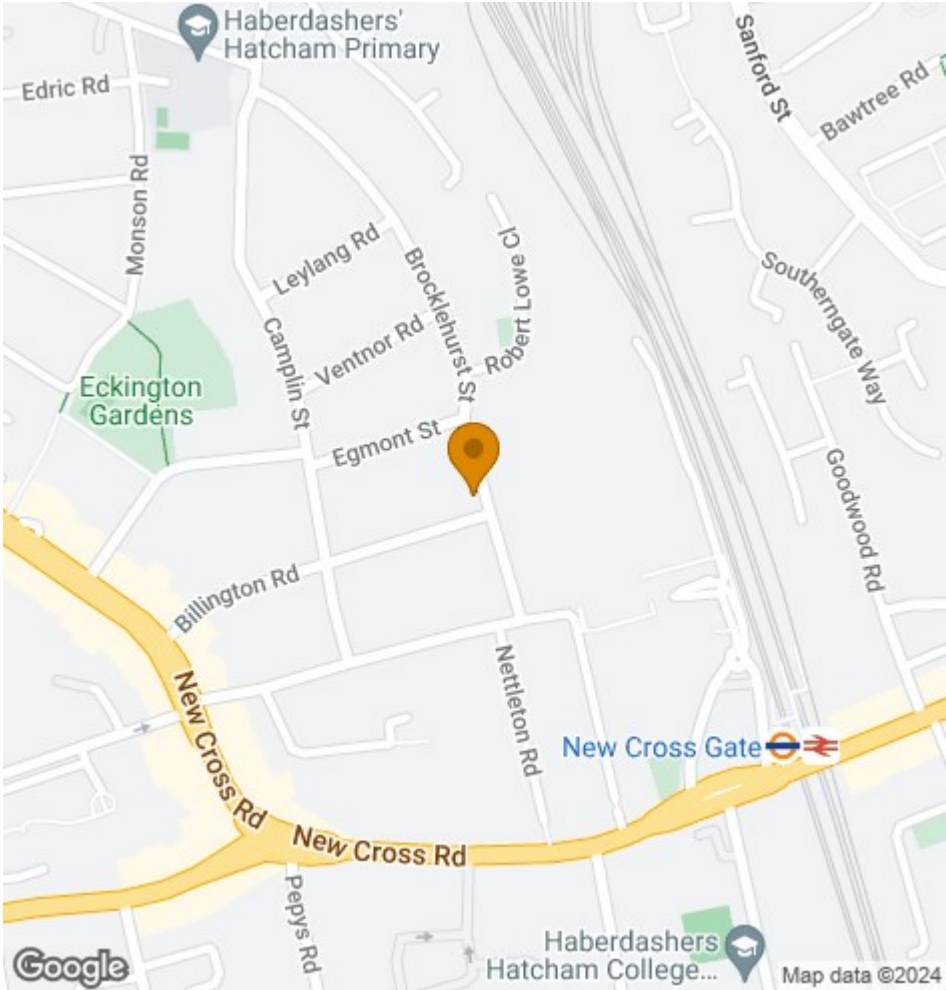
**TOTAL APPROX.FLOOR AREA**  
Approximate Internal Area :- 132.68 sq m / 1428 sq ft  
Measurements for guidance only / not to scale



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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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