

SWALLOW CLOSE, NEW CROSS, SE14



2 Bed End Of Terrace Stunner

- ◆ Two Double Bed House
- ◆ Two New Bathrooms
- ◆ Amazing Open Plan Living Space
- ◆ Stunning Extension (Bed 3?)
- ◆ Fabulous Garden & Decked Patio
- ◆ Freehold
- ◆ Great For Schools
- ◆ Amazing Transport Links



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£530,000
Freehold



One Swallow does not a Summer make, said Aristotle. Well, I'm inclined to disagree. You only need to see one house in Swallow Close to make your Summer a perfect one, and this is it. She's a modern, end of terrace Freehold house, and I can assure you you'll not have seen anything quite like it. Let's go in.....

The storm porch leads straight into a jaw-dropping open plan living space. It's hip, trendy, and very contemporary, with a bespoke hand built kitchen of marine ply topped with acres of stainless steel, cool blue wall units housing the double oven, and there's a clever hinged spice cupboard that you pull open to reveal the brand new condensing boiler. The dining space is convivial and perfect for entertaining, and then there's the extension: A triumph of form AND function, stunningly conceived along a theme of light and space. Lots of windows flood the space with natural light, beautifully enhanced by the vaulted ceiling and skylight, while the full width sliding patio doors bring the outside in. There's underfloor heating in here that's linked to the main central heating system - very clever. If you find yourselves needing to expand it could even become bedroom 3. It's such a versatile space. Externally, it's a sublime piece of architecture, with an ultra modern roof and fine juxtaposition of brickwork and timber cladding, tying in perfectly with the decking. The garden has just been landscaped with brand new turf and wild flowers.

The ground floor is also home to a pretty lush shower room with a 'rainstorm' head of tropical proportions, and check out the uber-cool movable book case under the stairs!



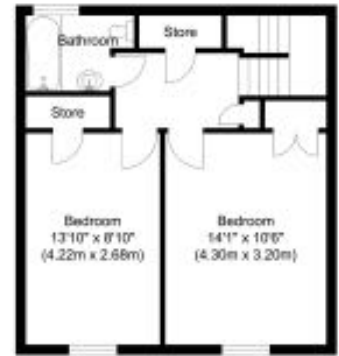
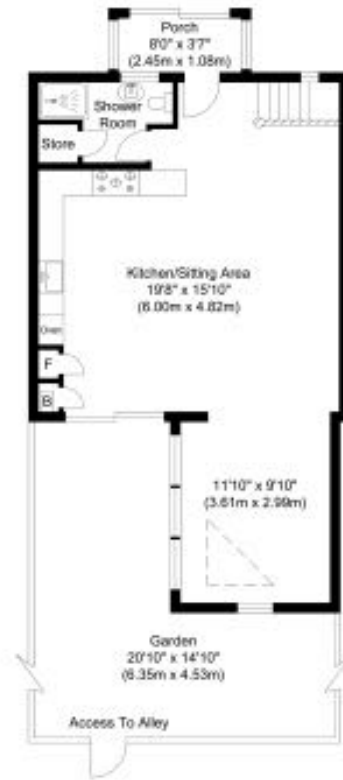
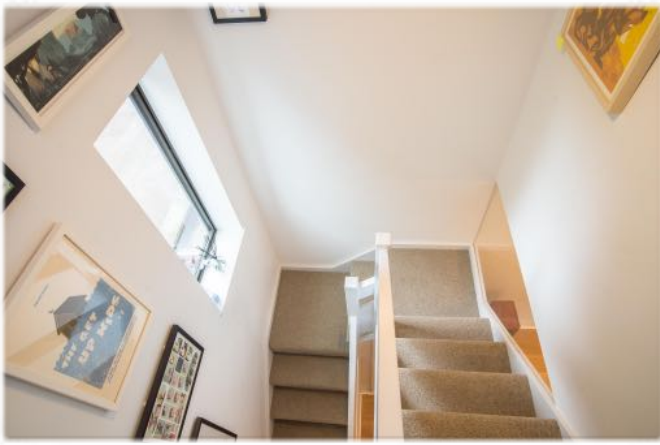
Talking of stairs, let's ascend to the first floor, where there's a couple of very handy built in cupboards. First up is the master bedroom, a great sized double with exposed timber flooring and more built in storage. One can admire the architectural perfection of the extension roof from here. Next door is bedroom two, again a great double with built in storage and exposed flooring. You also access the ample loft space from here (brand new insulation up here too). Finishing off the top floor is the new bathroom. Smart white tiling, a crisp contemporary suite and masses of light.

Swallow Close sits on the fringe of the Telegraph Hill Conservation Area and is blessed with plenty of transport options. Queens Rd Peckham has Mainline and Ginger Line connections, and New Cross Gate is similarly placed, so London Bridge, Docklands, the City, West End, Stratford are all within easy reach. For families, there's good school options with Edmund Waller Primary just around the corner, and Kender Primary the other side of Queens Rd, both with 'Good' Ofsted, and Haberdasher Askes Secondary - 'Outstanding' - near by.

'It's quiet and the neighbours are lovely, and no busy roads' my seller says. Lots of green space around, with the two magnificent Telegraph Hill parks being closest, and the wide open spaces of Greenwich & Blackheath a short bus ride away.

Local amenities are excellent, particularly Nunhead Lane with it's 'villagey' feel and traditional shops and boutiques. The big shop is taken care of by Sainsburys at New Cross Gate.

If you fancy a half of something, the Telegraph on Denetts Rd is well worth a visit, as is the quirky but quaint Montague Arms across the road. Great music venue too.



Ground Floor
Approximate Floor Area
580.71 sq. ft.
(53.95 sq. m)

First Floor
Approximate Floor Area
424.31 sq. ft.
(39.42 sq. m)

Total Gross Internal Area
1005.02 sq. ft.
(93.37 sq. m)

Swallow Close

Illustration for identification purposes only, measurements are approximate, not to scale.