

ARBUTHNOT RD, NEW CROSS, SE14



3 Bed Fixer-Upper

- Victorian Terrace
- 3 Double Bedrooms
- Bags of Potential
- Chain Free
- Telegraph Hill Conservation Area
- Brilliant For Transport & Schools
- 1424 Sqf / 132 Sqm



020 7358 1188

£785,000

FREEHOLD



There is a pocket, in the Telegraph Hill Conservation Area's North-West corner, of streets lined with two storey Victorian Terraces. The West end of Arbutnot Rd is one of them, where you will find this unmodernised, unaltered gem of a house, available for the first time in almost three generations.



She sits in a row of identical bay fronted houses close to the junction with Gellatly Rd. The layout is traditional: Bay fronted double reception with dividing doors, and french doors to the side return (lovely coloured glass panels), ceiling roses and corning look original, exposed timber flooring. Parlour with side bay leading to the kitchen all on the ground floor. Three double bedrooms and the bathroom on the first floor.



There's a cellar, and plenty of attic space, and the rear garden stretches back some 75' plus the side return. It still has the old outside privvy!

Options here are endless, and it really is a blank canvass for someone to get their teeth into and restore, renovate, extend as you wish, subject to the usual consents etc.



For families, school options are excellent, with Edmund Waller, Aske's and Hollydale and Kender the nearest primaries, and Aske's, St Thomas the Apostle and Deptford Green the nearest Secondaries.

Transport is a dream, with Nunhead, Queens Rd or New Cross Gate stations all within easy reach.

Things have been on the up here for quite sometime now, and investment in local infrastructure, parks and shops, and community projects like the incredible annual Telegraph Hill Festival and Hill Station cafe/venue have transformed the feel of the area.



Cellar
Approximate Floor Area
112.91 sq. ft.
(10.49 sq. m)

Ground Floor
Approximate Floor Area
708.69 sq. ft.
(65.64 sq. m)

First Floor
Approximate Floor Area
802.67 sq. ft.
(75.99 sq. m)

Total Gross Internal Area
1424.28 sq. ft.
(132.32 sq. m)

Arbuthnot Road

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



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