

**MUSGROVE RD, NEW CROSS, SE14**



## **Strapping 2 bed Garden Flat**

- ◆ Period Conversion
- ◆ Raised Ground Floor
- ◆ Massive Lounge
- ◆ Two Double Bedrooms
- ◆ Great Sized Kitchen Diner
- ◆ Exclusive Garden
- ◆ Share Of Freehold
- ◆ Fab Transport Links



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**£535,000**

**Share Of Freehold**



Musgrove Rd lies within the Telegraph Hill Conservation Area, and is perfectly placed for some great transport links and easy access to the high street shops and supermarkets, and this two double bedroom garden flat sits prettily in the Northern parade of Victorian terraces.

Enter from the communal hallway and into the cavernous bay fronted lounge, with lots of light and handy bench storage units in the bay. There's a nod to it's period heritage with Sash windows, pictures rails and decorative cornicing on the high ceiling.

Behind is the master bedroom, a calm and tranquil double, and opposite this is bedroom two, a smaller double with a very useful built in cupboard.

Back into the hallway, and it's a skip down some stairs where we find the bathroom, again with a very high ceiling, so no need to stoop in the shower, and lots of natural light.

Last, but by no means least, is the very generous kitchen diner. Modern fitted units, double oven housing and plenty of room for the fridge freezer, washing machine and dishwasher.

Lots of light in here too thanks to the bay windows and glazed door leading to the garden, making it a superb social space for dinner parties and Summer barbies.

The garden belongs exclusively to the flat, and enjoys a wide plot that is part decked and lawned.

You are just minutes from the two Telegraph Hill parks, and both Brockley and Nunhead are on the doorstep and offer stalwarts such as Parlez, Meet District, Sopers Fish Mongers, Ayres Bakers, Bambuni wine and grocery store, and one of my faves, the London Beer Shop.

The Hill Station community cafe has become a hub for the area, and in March the 24th annual Telegraph Hill Festival opens for another amazing season of performance and static art from an incredible local talent pool.

Transport is easy-peasy from New Cross Gate (Ginger Line, London Bridge) and Nunhead (Victoria, Blackfriars). Lots of buses run down the New Cross Rd, and we await with eager anticipation the commencement of work on the Bakerloo extension in 2023 (subject to the usual funding/planning shenanigans!).







Total Gross Internal Area  
831.61 sq. ft.  
(77.26 sq. m)  
Musgrove Road

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



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