

JERNINGHAM RD, NEW CROSS, SE14



Thrilling Three Bed Garden Flat

- ◆ Period Conversion
- ◆ Ground Floor
- ◆ Three Bedrooms
- ◆ Great Sized Kitchen Diner
- ◆ Stunning Shared Garden
- ◆ Beautifully Re-Modelled
- ◆ 1181 Sqf / 109 Sqm
- ◆ Long Lease



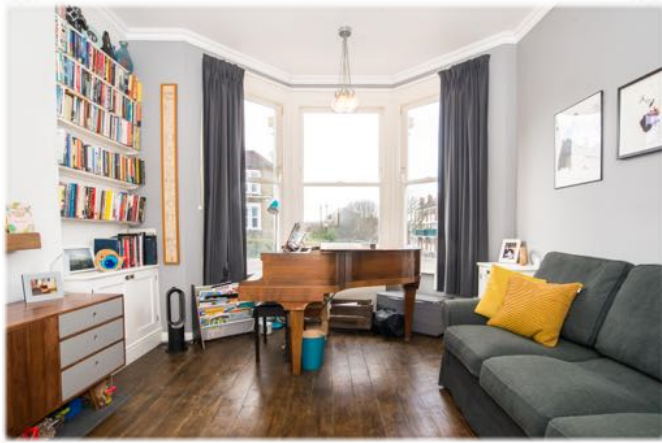
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£725,000

Leasehold



My clients had a bold vision for this three bed conversion flat in the Summer of 2012, and the result is an apartment impassioned with elegance and style, alongside modern practicality throughout. Incorporating the raised and lower ground floors of this commanding Victorian Semi, and one of only two flats in situ, we ascend the main steps and into the hallway of the flat. First up is the bay fronted lounge: High ceilings, stained wooden flooring and masses of light. Decorative coving and Farrow & Ball enhance the elegance, while built in bookshelves and storage units attended to the practicals.

Next up is bedroom two, currently Again, lots of light and a very generous space.

Skip down the stairs and we find bedroom three, a great nursery, study or office, and the Uber modern bathroom: Classic white brick-style tiling and a luxurious Victorian style over head thermostatic rainshower to complement the white suite. Lovely natural light in here too.

All of this leads us perfectly into the kitchen and dining area, approaching 24 square metres of gorgeousness.

With room for a traditional range cooker and family sized fridge freezer, worktops of solid timber, Belfast sink with spray tap and the units all within easy reach, it's a proper cook's kitchen is this. Open to the broad dining area, it's SO social too, and with the French doors on to the garden it's perfect for Summer entertaining and family get togethers.

Back down the hall and a flight of stairs leads us down to a hallway with a very handy utility and storage space off, and the master bedroom: This is a superb double. It's quiet, tranquil and has a Philips Hue lighting system (sorry, it goes with my clients). It's well soundproofed, insulated and ventilated, and has private garden access too.

Now then, let's go in to the garden. Telegraph Hill properties enjoy some of the best gardens in Zone 2 London, in terms of space and orientation, and this is no exception. It's had a total makeover including new paving and raised beds, and it's a joyous space. Through the French doors from the kitchen is a flagstoned patio, leading to the side return and lush lawn.

So, in summary, a beautiful, tasteful apartment that has been thoroughly and thoughtfully improved by my clients, to include a full re-wire and re-plumb, new boiler, new windows, new ceilings and new bathroom & kitchen.



Jerningham Rd is one of the principal Telegraph Hill tree-lined streets, and is perfectly positioned for New Cross Gate station, with exceptional links into the City, West End and Docklands.

If schools are on your radar, then Aske's Secondary & Free school are the nearest, with Edmund Waller Primary, St Jame's Primary and Deptford Green Secondary all good or outstanding Ofsted rated local alternatives.

Telegraph Hill is blessed with the outstanding green space of the two parks, with stunning views over the London skyline, tennis courts, skate park, children's playgroup and monthly farmers market.

The Hill Station, a community led cafe and gallery/event space, is now the hub of the area and is home to some outstanding pop-up restaurants and regular community socials.

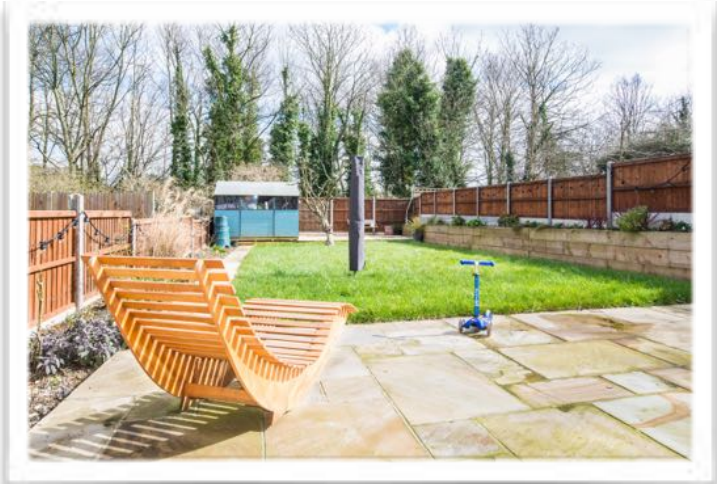
We also boast some of the best local independent shops around, such as Soper's fishmongers and Ayre's bakers on Nunhead Lane, plus some fab recent additions like the London Beer Shop (one of my faves), 400 Rabbits (great pizza) and Bambuni Deli.

The Telegraph on Dennetts Rd is a popular local and great for Sunday lunch. There's a mean quiz night and regular open mic and other music nights too.

Sainsbury's on New Cross Rd takes care of the big shop.

Come down off The Hill and you are moments from historic Greenwich, and the wide open spaces of Blackheath and Royal Greenwich Park.





Basement:
 Approximate Floor Area
 293.83 sq. ft.
 (27.30 sq. m)

First Ground Floor:
 Approximate Floor Area
 868.02 sq. ft.
 (80.50 sq. m)

Total Gross Internal Area
 1161.87 sq. ft.
 (108.8 sq. m)

Jerningham Road

(Measurements for identification purposes only. Measurements are approximate, based on scale)



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