

## ARBUTHNOT RD, NEW CROSS, SE14



### Gorgeous Three Bed Victorian Terrace



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- ◆ Three Double Bedrooms
- ◆ Victorian Terrace
- ◆ Stunning Period Features
- ◆ Lovely Garden
- ◆ Freehold
- ◆ Superb Kitchen/Diner
- ◆ Excellent School Options
- ◆ Fabulous Transport Links
- ◆ Telegraph Hill Conservation Area
- ◆ 1153 Sqf / 107 Sqm

**£895,000**  
**Freehold**



The West end of Arbutnot Rd is home to some pretty fine two storey, three bedroom Victorian terraces, and this one in particular is a beauty. It's one of those that on entry you immediately get that homely feeling. The two receptions are adorned with exquisite cornicing and ceiling roses, and the period features extend further to include twin marble fire surrounds, bay sash windows, picture rails, high skirtings, stripped flooring and rare coloured glazing in the French doors to the side return. The South facing aspect allows bundles of light in too.

There's a handy ground floor w.c. and cellar off the hallway, then we're into the modern, contemporary and fabulously social kitchen and dining space, with French doors opening onto the garden. Plenty of time to enjoy the Summer out here.

Up the stairs to the rear landing is where we find the first of the double bedrooms overlooking the garden. It's big and bright, with stunning original screen printed glazing panels in the door, another fire surround, linen cupboard and rear loft access. Next door is the sparkly white bathroom.

Up again to the front landing with another original linen cupboard, the main loft access (future bedroom and en-suite potential?) and the principal and second double bedrooms. The master is a light, bright and spacious affair spanning the full width of the house. The second is currently occupied by the littlest member of the family and is a lovely quiet retreat.

The rear garden has undergone some extensive re-modelling and is now a great family and entertaining friendly space.

If schools are on your radar, Edmund Waller Primary is the nearest, with Ask's Free school up the hill.

Ask's & Deptford Green Secondary both have good or outstanding Ofsteds and are within easy reach.

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, just around the corner 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.







GROUND FLOOR  
APPROX. FLOOR  
AREA 582 SQ.FT.  
(54.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 571 SQ.FT.  
(53.0 SQ.M.)

ARBUTHNOT ROAD  
TOTAL APPROX. FLOOR AREA 1153 SQ.FT. (107.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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