

FLORENCE RD, NEW CROSS, SE14



Eclectic 3 Bed w/ Exquisite 100' Garden



- ◆ Early Victorian Terrace
- ◆ Fabulous Period Features
- ◆ Bespoke Kitchen
- ◆ 100' Plus Stunning Garden
- ◆ Summer House
- ◆ Superb Transport Links
- ◆ Great Local Schools
- ◆ No Chain



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£695,000
Freehold



Florence Rd is a residential street in the East side of SE14, formed of two and three storey early Victorian terraces of considerable charm. I have to say my client's house is one of the finest examples I've seen of this era. Their taste in decor, furnishings and artwork is cultured and cosmopolitan, and coupled with their respect and love for the period the result is a home brimming with style and integrity. The recently reinstated wrought iron work outside allude to what is to come, so let's indulge ourselves:

The entrance hall greet us with some stripped original flooring and decorative corning, and there's some handy under-stairs storage. From here it's into the lounge and dining room. The original shutters are wondrous and a rare find these days, and there's a lovely feature fireplace as a focal point for the room. The dining room affords a great view of the garden. Again, stripped flooring, corning and picture rails do justice to the period, and the windows are spot-on. Now we're into the kitchen, bespoke timber cabinetry, Belfast sink, quarry tiled floor and original glazed door to the garden. Just sublime.

Upstairs to the first floor and we're in to the master bedroom, East facing so beautifully bright in the morning, and a great, full width space.

Behind is bedroom two, a comfortable double with a cast iron fireplace.

Down the landing and next up is the bathroom. Such a bright room, quirky, quaint and dripping with period style (LOVE that oak loo seat!).

Following on is bedroom three, with its charming garden outlook it's ideal for an office/study or child's bedroom.

Now, this garden. Exceeding 100' of lush sanctuary. The brick pathway twists and turns, leading you through some of the most exquisite planting I've encountered (check out that camomile lawn).

There are two water features: a more formal raised brick pond with some mighty Koi pootling about, fed by a babbling brook. Then there's the upper pond where the Frogs do their thing every year!

Finally, the Summerhouse. What an inspiring place to work from with that view, or just sit and read with a coffee and listen to the birds, the brook and, of course the Frogs when they've hatched.

It's a great place for a romantic dinner too, with that fab chandelier to set the mood...



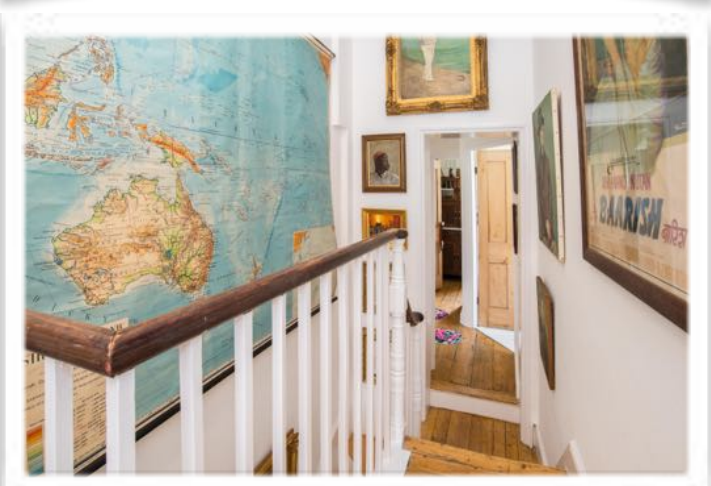
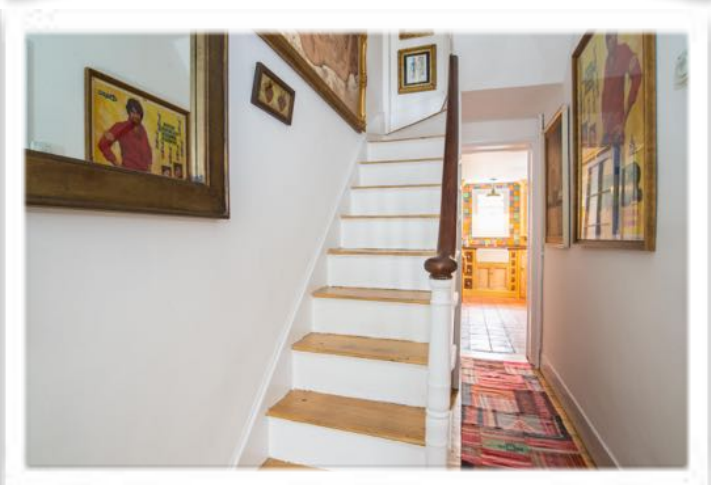
So, getting around? Florence Rd is within very easy reach of New Cross or Deptford stations, and the DLR, so the commute into Docklands is a doddle, likewise the City or the West End. There are loads of buses at either end of the road from Lewisham Way or New Cross Rd.

This bit of town has developed quite a vibe of late, with the Royal Albert, arguably the best local in New Cross, just down on the corner. The London Particular cafe is a neighbourhood gem. Brockley Market on Lewisham Way is now a Saturday stalwart. Deptford High Street is SO close, and the London Evening Standard loved its vibrant market so much it gave it the 'Best Place to Shop in London' award in the markets category!

The re-development of the station and arches is amazing and the market yard is now a wonderful hub of bars and eateries like Little Nan's, the Tap Room, the Dirty Apron and Marcella just around the corner. St Paul's Church is steeped in history, with Shakespeare's protégé Christopher Marlowe rumoured to be buried there. Deptford is also where Peter the Great learned his shipbuilding skills in the old Naval Dockyards. A 15 minute walk on from here and you're in historic Greenwich, a UNESCO world heritage site and home to the Cutty Sark, Meridian Line, Observatory and Royal Deer Park.

Blackheath and it's Village are very close too, a great place to spend Guy Fawkes night with one of the best free firework displays in London.

My seller's are chain free, and ready to go



Ground Floor
 Approximate Floor Area
 562.30 sq. ft.
 (52.24 sq. m)

First Floor
 Approximate Floor Area
 473.50 sq. ft.
 (43.99 sq. m)

Total Gross Internal Area
 1035.81 sq. ft.
 (96.23 sq. m)

Florence Road

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



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