

JERNINGHAM RD, NEW CROSS, SE14



Hall Floor Two Bed Conversion

- ◆ Period Conversion
- ◆ Raised Ground Floor
- ◆ Two Bedrooms
- ◆ Separate Kitchen
- ◆ Big Lounge
- ◆ Share Of Freehold
- ◆ Telegraph Hill Conservation Area
- ◆ Excellent Transport Options
- ◆ 778 Sqf / 72.28 Sqm



020 7358 1188

warren@warrenkerr.co.uk

www.warrenkerr.co.uk

£495,000

Share Of Freehold



What's on offer here is a hall floor, two bedroom conversion apartment in a semi detached Victorian beauty, in a prime Conservation Area spot in Zone 2.

The main entrance is only shared by this and the upper flat, and we enter into a long hallway with wooden flooring and a handy storage cupboard.

First up is the big, bold and bright bay fronted reception. Sash windows, period cornicing, high ceilings and wooden flooring are defining features.

Next up is the master bedroom, again an incredibly generous room with lots of light and sweeping views down Arbutnot Rd. Facilities are next, starting with the bathroom. Lots of natural light thanks to the semi detached status, a white three piece suite keeps things simple.

The kitchen is next, fitted with timber units and worktops, with plenty of storage.

To the rear is the second bedroom, a calm, tranquil affair overlooking the rear garden.

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.

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.

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



New Cross Gate trains will whisk you into London Bridge in 7 mins, and the Ginger Line connects with the Jubilee in two at Canada Water.

There's plenty of buses on the New Cross Rd too.

The big shop is easy at Sainsbury's New Cross Gate, or Asda, Tesco and Aldi down the Old Kent Rd.

The sale is chain free with full vacant possession.



020 7358 1188

warren@warrenkerr.co.uk

www.warrenkerr.co.uk

Total Gross Internal Area
778.01 sq. ft.
(72.28 sq. m)