

OMMANEY RD, NEW CROSS, SE14



Ground Floor Two Bed Garden Flat

- ◆ Period Conversion
- ◆ Ground Floor
- ◆ Two Bedrooms
- ◆ Private Section of South Facing Garden
- ◆ Share Of Freehold
- ◆ Telegraph Hill Conservation Area
- ◆ Excellent Transport Options
- ◆ 574 Sqf / 53.4 Sqm



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£449,995

Share Of Freehold



Occupying the ground floor of a Zone 2 Victorian three storey mid terrace, this two bedroom garden flat lies on the South side of Ommaney Rd right in the heart of the Telegraph Hill Conservation Area.

Approach your own front door via the gravelled front garden, we enter into the open plan lounge/kitchen where the front bay provides for plenty of light.



The kitchen is compact and well fitted with solid timber worktops and space for an upright fridge freezer and washing machine. Cooking appliances are integrated, so they stay.

From here, an internal hallway leads us to the bathroom: A crisp and clean white suite with white tiling and chequer board lino flooring - nice and simple.

Next up is bedroom one. A double with plenty of built in storage and here we have the access to the garden.



Down to the end of the hallway and we are into bedroom two, again a good double.

The rear garden is South facing and private.

You'll get a share of the Freehold, and the flat is completely chain free.



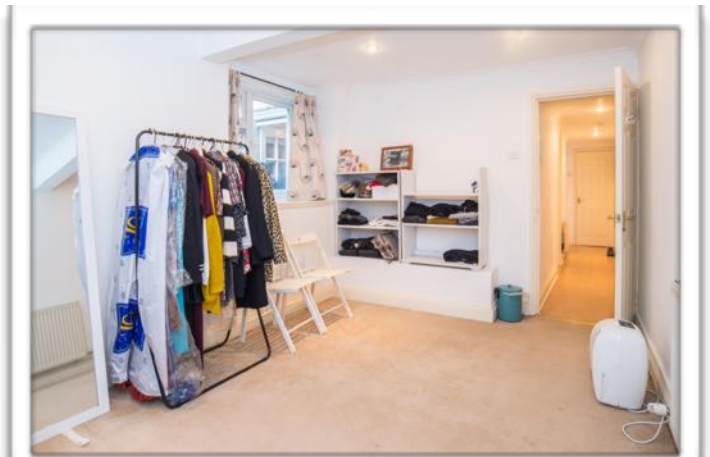
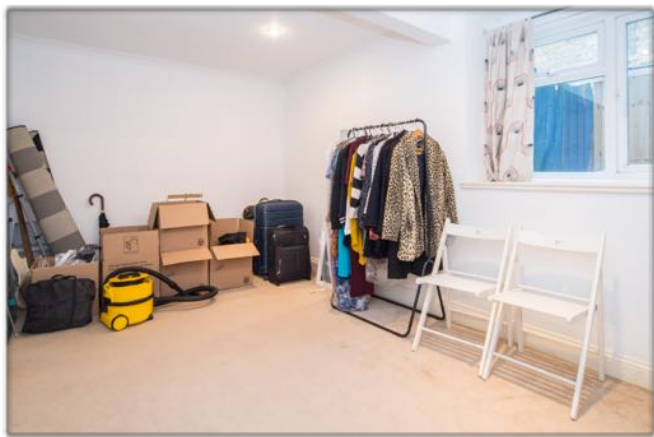
You are just minutes from the two Telegraph Hill parks, and both Brockley and Nunhead are on the doorstep and offer stalwarts such as Parlez, Meet District, Sopers Fish Mongers, Ayres Bakers, Bambuni wine and grocery store, and one of my faves, the London Beer Shop. The Hill Station community cafe has become a hub for the area, and in March the 25th 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!).



A real gem in the area is the now weekly farmers market bringing fabulous veg and meat produce from Kent, a great veggie pizza stall, fish mongers, bakers, vegan cakes, arts and crafts, wine, cheese and plenty of other perusables.





Total Gross Internal Area
 574.90 sq. ft.
 (53.41 sq. m)

Flat 35 Ommaney Road, London SE14 5NS

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