

BILLINGTON RD, NEW CROSS, SE14



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1 BED TOP FLOOR STUNNER

- Period Conversion
- One Double Bedroom
- First Floor
- 61 Sqm/660 Sqf
- Large Separate Kitchen/Diner
- Superb Transport Options
- Hatcham Park Conservation Area
- Chain Free

£375,000
Leasehold



Sitting pretty at the East end of the street, we skip up the stairs from the communal entrance hall, shared with only one other flat, and we start in the lounge: Big and oh, so bright, set off with a feature fireplace, twin sash windows and oak flooring.

Behind is the double bedroom with South facing views to the rear.

Swoosh down the steps to the rear landing and next up is the bathroom.

Crisp White suite with Empire Red walls, and natural light, very smart and sassy.

Last, but certainly not least, is the huge kitchen/diner. Well fitted with modern, contemporary units and bathed in light from the dual aspect windows.

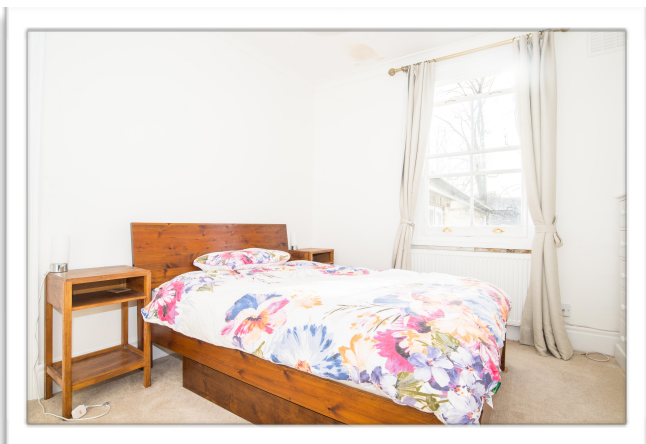
There's loft space and a useful storage cupboard where the combi boiler lives.



The lease has well over a hundred years, with the annual ground rent and service charge less than the price of a decent night out.

Transport is breezy, with New Cross Gate for mainline into London Bridge (1 stop), and the 'Ginger' Line/Jubilee for Docklands, the City, West End, and Stratford just up the road and across Sainsburys car park.

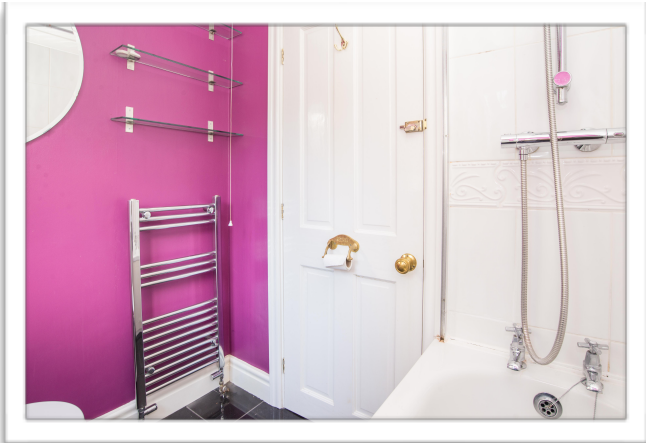
There are also plenty of bus options on the New Cross Rd.



Lots to do around too: try the new Organic Hungarian Restaurant, The Rosemary' up on the high street, and scoot up to Nunhead Village for some proper local food shopping at Sopers Fish Mongers, Bambuni Deli, The London Beer Shop (one of my faves) and Ayres Bakery. Lots of nice park space around too, with Telegraph Hill and Fordham parks 'in house' or Greenwich and Blackheath slightly further afield.

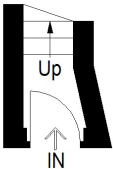
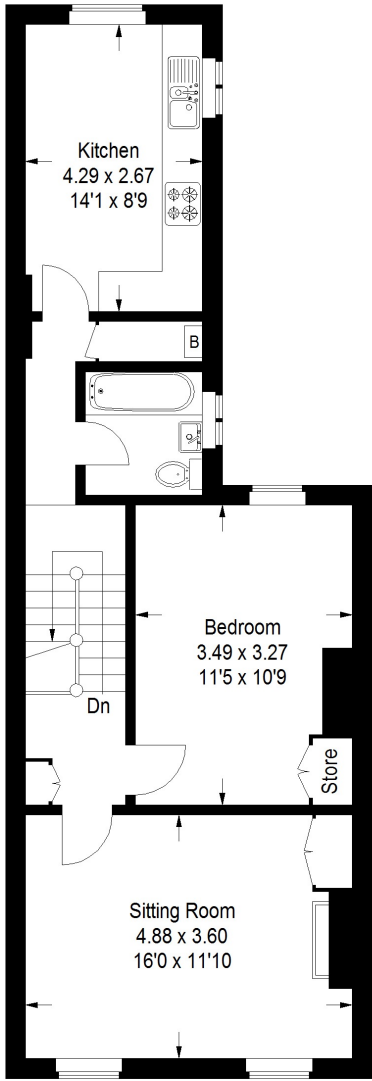
Chain free and ready to go in a flash!





Billington Road

Approximate Gross Internal Area
61.3 sq m / 660 sq ft



Entrance

First Floor

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