

GELLATLY RD, NEW CROSS, SE14



Classy 3 Bed Victorian Beauty

- ◆ 3 Double Bedrooms
- ◆ 2 Receptions
- ◆ Superb Kitchen Dining Space
- ◆ Amazing South West Facing Garden
- ◆ Telegraph Hill Conservation Area
- ◆ Brilliant For Transport
- ◆ Great School options
- ◆ Freehold
- ◆ 1346 Sqf / 125 Sqm



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£875,000

Freehold



A classic, calm and stylish period terrace of three double bedrooms, two receptions, a large kitchen diner and magnificent garden.

Both receptions have elegant high ceilings with the original cornicing, stripped flooring and contemporary decor, with the rear being the 'snug' thanks to the cosy fireplace and french doors to the garden, making it nice and breezy in the summer. Down the hallway and you're into the heart of the house: what a fabulous family and entertaining space this is! Lots of dining space thanks to the bay windows to the side and the kitchen is fully fitted with solid timber worktops and room for the range cooker and usual appliances. Access to the garden from here too, more of which later.

Up the stairs to the master bedroom, nice and big, double glazed and lots of light. Behind is bedroom two, a good double and tranquility personified. Down to the rear landing where you'll find the bright, contemporary bathroom, and behind this is the third bedroom, a great sized double perfect for kids, guests or a home office, and the rear loft access is a handy storage space. You've also got the main loft space for tons more storage or possible expansion subject to the usual permissions.

Now then, this garden - it's huge, by London standards, and it's South-West aspect means plenty of sun. Exit the kitchen straight onto the patio for those summer BBQs, then next up is the generous lawn space. A visit to the Nunhead Gardener up the road is a must - a fantastic garden centre for the green fingered amongst us, and so close too.

Gellatly Rd lies at the south west corner of Telegraph Hill, and is so well connected for transport. Nunhead is direct to Victoria, Blackfriars and E&C, while both London Bridge and the Ginger line are accessible from Queens Road Peckham and New Cross Gate.

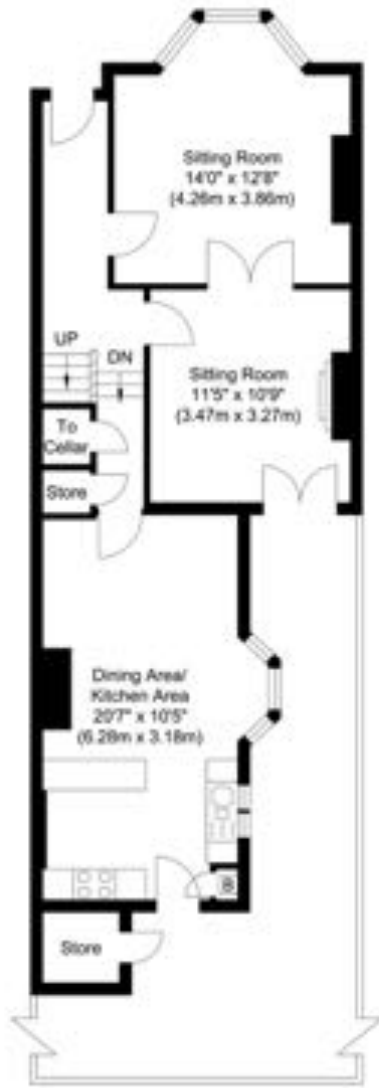
Families have a choice of local school options, with Edmund Waller and Hollydale Primaries and Aske's Secondary & Free school all nearby. Nunhead Lane is just around the corner, and is fast becoming the trendy local shopping area, with an array of independent and artisan shops including an amazing fishmonger, bakers, butchers, craft beer shop and cafes - very 'villagey'.

There's also a recently redeveloped kids play area on Nunhead Green. Telegraph Hill is home to the two brilliant parks, with fabulous cityscape views, tennis courts and picnic area in the top park, and the skate park, toddlers play area, ponds etc in the lower. There's also the Hill Station Community Cafe, which plays host to lots of pop events and restaurants.





Cellar
Approximate Floor Area
114.74 sq. ft.
(10.66 sq. m)



Ground Floor
Approximate Floor Area
633.77 sq. ft.
(58.88 sq. m)



First Floor
Approximate Floor Area
598.47 sq. ft.
(55.60 sq. m)

Total Gross Internal Area
1346.99 sq. ft.
(125.14 sq. m)

24 Gellatly Road

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



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