

PEPYS RD, NEW CROSS, SE14



Split Level Two Bed w/ Fab Garden

- ◆ Period Conversion
- ◆ Split Level
- ◆ Two Double Bedrooms
- ◆ Private West Facing Garden
- ◆ Share Of Freehold
- ◆ Telegraph Hill Conservation Area
- ◆ Excellent Transport Options
- ◆ 756 Sqf / 68.4 Sqm
- ◆ No Onward Chain



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£495,000

Share Of Freehold



Pepys Rd is one of the Telegraph Hill Conservation Area's Principle Tree Lined Streets, filled with magnificent Victorian terraces and semis. At the Southern end is where you'll find this two double bedroom split level conversion arranged over the ground and lower parts of one of these fine semi-detached houses.



We enter at ground floor level into the recently re-decorated and re-carpeted communal entrance, then through your front door into the split level hallway. Skip down a level into the lounge with bay windows to the side inundating the space with light. There's stripped wooden flooring and bespoke, hand built storage solutions and what the French might call an Oubliette (google it), and a feature fireplace.



A breakfast bar separates us from the kitchen, which is bright, spacious, well fitted and provides access to the garden.



Returning to the hallway, we descend down a floor to the lower landing, with more storage, the two cool and tranquil bedrooms and bathroom.

The master is at the front with triple bay windows, plus two further side windows and is a good sized double.

Behind is the second double with windows to the rear and side. There's more built in storage in here and a fitted desk for those needing study/office space.

The bathroom is generous too, with a crisp white suite, chrome towel radiator and underfloor heating to warm the floor tiles in Winter.

Now then, the outside space. There's very handy side access via a lockable gate, which is great for cyclists and budding landscapers - nothing has to come through the flat.



The garden stretches back approx. 44 feet, and the west facing orientation gives plenty of sun so it's great for entertaining or just chillin'.

Transport wise, the flat is perfectly positioned with Brockley station a 10 minute walk away where trains will whisk you into London Bridge in 12 mins, and the Ginger Line connects with the Jubilee in three stops at Canada Water.

Nunhead station (also 10 mins) does Victoria, Blackfriars and even Luton Airport.

There's plenty of buses at Brockley Cross too.

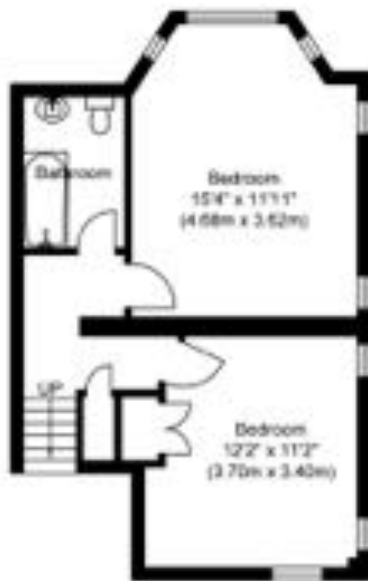
The big shop is easy at Sainsbury's New Cross Gate, or Asda, Tesco and Aldi down the Old Kent Rd.

The two parks are fabulous, with the upper one the place to be on New Year's eve for the fantastic view of the Fireworks, and that's where the tennis courts are and the Dog walkers get their fresh air. The lower park is more of a family affair with the little ones play area, skate park and play club. Lots of joggers too.

It's also where the now weekly farmers market happens every Saturday, offering a fabulous array of local produce, meat and veg from producers in Kent, a Fishmonger, vegan cakes, fresh pizza, coffee bar and loads more.

Brockley's weekly market more than holds its own on the foodie front, and the high st. has trendied up beyond belief. Try the Brockley Deli, The Orchard, The Gantry and Masala Wala. Brickfields is great for late night burger/cocktails.

Come and immerse yourself in what Telegraph Hill and Brockley has to offer. You'll be hooked.



Lower Ground
 Approximate Floor Area
 429.69 sq. ft.
 (39.92 sq. m)



Ground Floor
 Approximate Floor Area
 306.87 sq. ft.
 (28.51 sq. m)

Total Gross Internal Area
 736.57 sq. ft.
 (68.43 sq. m)

Pepys Road, SE14

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