



Pepys Road SE14
£575,000

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In general

- Two bedrooms
- 46-ft private rear garden
- 25-ft private front garden
- Own front door
- Period conversion
- Excellent location
- EPC Rating: D

In detail

Stunning and charming two-bedroom garden flat in this glorious period building set on one of Telegraph Hill's most desirable tree-lined streets.

Pepys Road is ideally located for easy access into The City and Canary Wharf from New Cross Gate station (0.3 miles) on London Overground's East London Line as well as bus connections into the neighbouring Greenwich, Blackheath and trendy Peckham. Along with its excellent parks and schools; there are a host of local shops, bars and eateries as well as the fabulous weekly Farmers Market in Telegraph Hill park.

Boasting its own front door, as well as its own front garden and a mature and lovingly maintained 46-foot rear garden complete with decked area and a great planting area. Internally, it benefits from over 750 Sq Ft with a 17x13 ft separate reception room full of character as well as an eat-in kitchen-breakfast room and utility room.

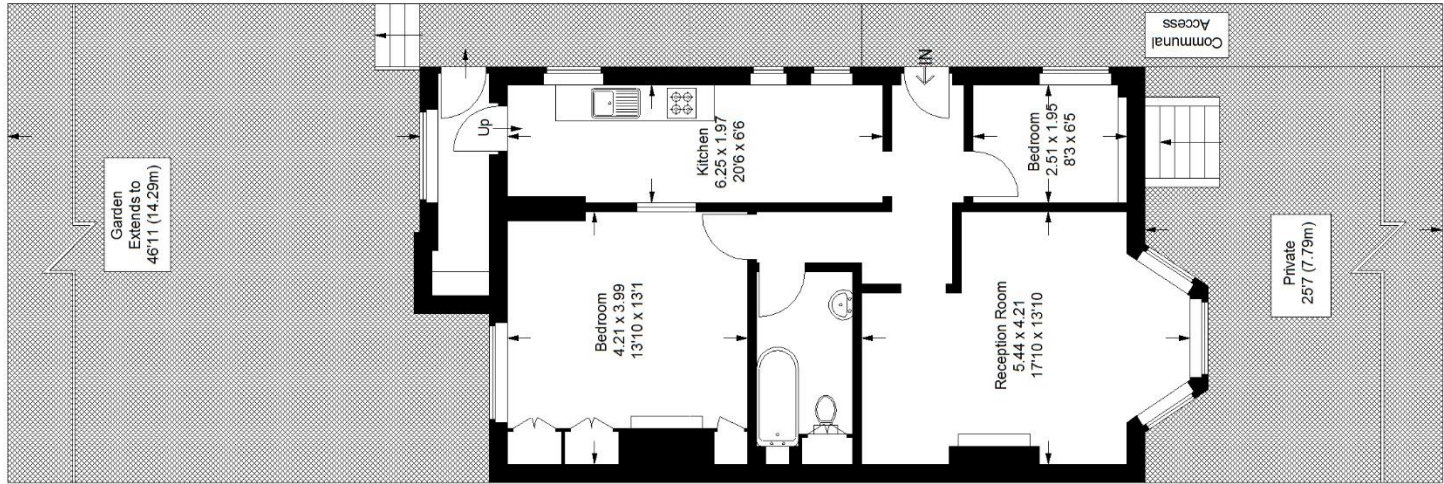
Early viewing recommended.



Floorplan

Pepys Road, SE14

Approximate Gross Internal Area
71.5 sq m / 770 sq ft



Ground Floor

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These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	79 C
39-54	E		
21-38	F		
1-20	G		

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