



Waller Road SE14
£600,000

0208 702 9666
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In general

- Two double bedrooms
- 45-foot private garden
- Excellent transport links
- Original features and charm
- Beautiful condition
- EPC Rating: D

In detail

Gorgeous and charming two double bedroom Victorian conversion with direct access onto a stunning 45-foot private section of garden on this desirable residential street.

Boasting over 750 Sq Ft of internal space, the upper ground floor flat enjoys a 14x12-ft separate reception room, two double bedrooms off of a long, feature hallway that leads onto the eat-in kitchen and onto the garden. Lovingly modernised and maintained by the current owner; it is an ideal first-time purchase or upsize for those that need access to town and have the ability to work from home.

Ideally located in the heart of Telegraph Hill's conservation area for easy access to the City and West End with regular services to Blackfriars (18 mins) and Victoria (18 mins) from Nunhead Station (0.5 miles) and London Bridge (10 mins) and Shoreditch High Street (16 mins) from New Cross Gate station (0.6 miles). There are excellent local amenities, bars and shops including a regular Saturday Farmers Market as well as bus connections into neighbouring Blackheath, Greenwich and Peckham.

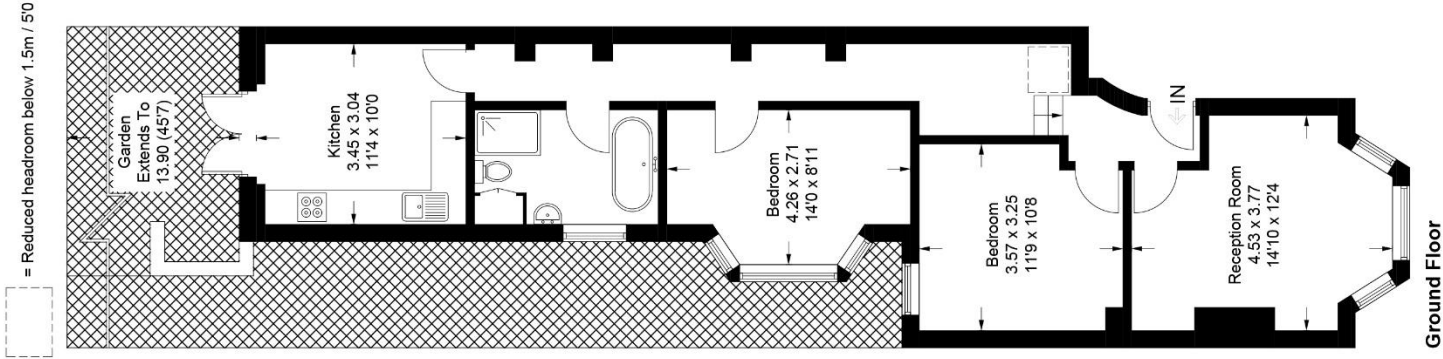


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		

Floorplan

Waller Road, SE14

Approximate Gross Internal Area = 71.1 sq m / 765 sq ft



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 Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
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