



New Cross Road SE14
OIEO £400,000

0208 702 9666
pedderproperty.com

pedder



In general

- Two double bedrooms
- Top floor
- Period conversion
- Scope to extend STPP
- Ideal first-time purchase
- Chain free
- EPC Rating: D

In detail

Charming and spacious two double bedroom period conversion on the top floor of this stunning building ideally located between New Cross, Peckham and Old Kent Road.

New Cross Road is an ideal first-time purchase for those needing easy access to The City and West End from nearby New Cross Gate (0.6 miles) and Queens Road station (0.5 miles). There is huge future development lined up for the surrounding area with the potential arrival of the Bakerloo Line.

Boasting nearly 700 Sq Ft with access to the private loft-space, there are two comfortable double bedrooms, a 14-foot open-plan kitchen-reception and a modern bathroom. There is room for gentle modernisation in places, but certainly ready to move straight in.



Floorplan

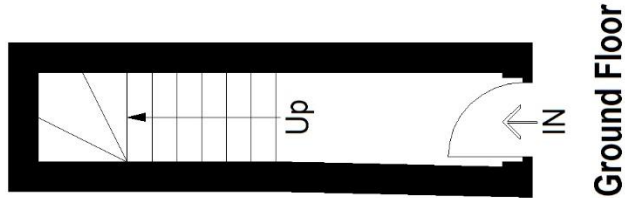
New Cross Road SE14

Approximate Gross Internal Area

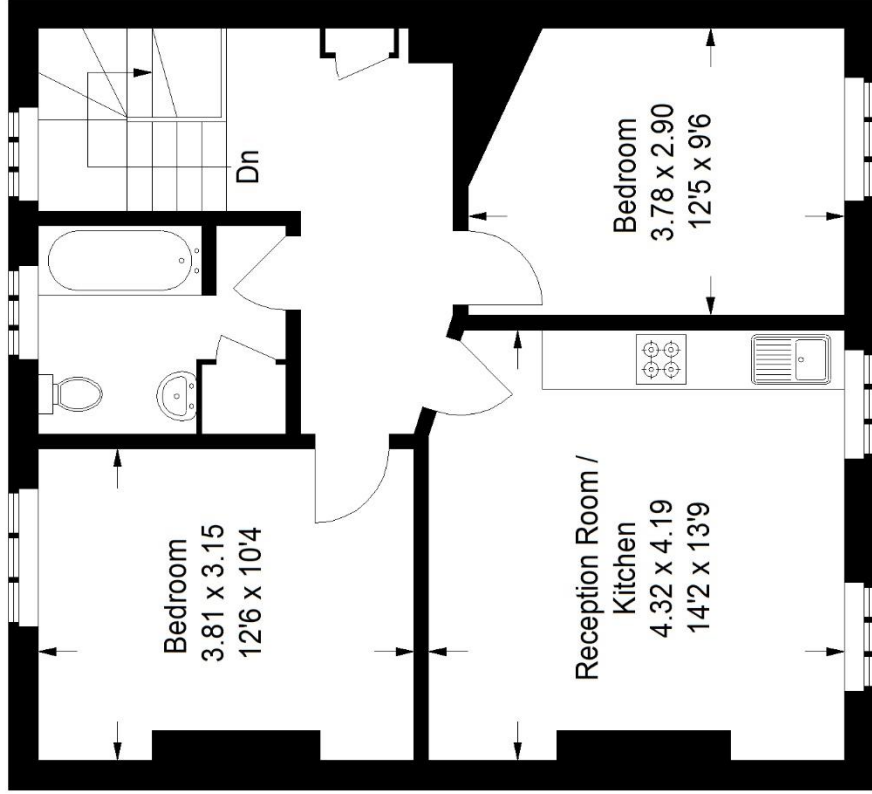
Ground Floor = 4.5 sq m / 48 sq ft

First Floor = 60.3 sq m / 649 sq ft

Total = 64.8 sq m / 697 sq ft



Ground Floor



First Floor

Copyright www.pedderproperty.com © 2021

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	55 D	55 D
39-54	E		
21-38	F		
1-20	G		

Pedder Property Ltd trading as Pedder for themselves and for the vendor/landlord of this property whose agents they are, give notice that (1) these particulars do not constitute any part of an offer or contract, (2) all statements contained within these particulars are made without responsibility on the part of Pedder or the vendor/landlord, (3) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (4) any intending purchaser/tenant must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (5) the vendor/landlord does not make or give either Pedder or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.