



Vesta Road, SE4  
£500,000

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# In general

- Fantastic upper floor period conversion
- Chain free
- Two double bedrooms
- Amazing period features
- Seperate kitchen space
- Enviaible Telegraph Hill location
- Near to Brockley and New Cross Gate Station
- Share of freehold available on completion

# In detail

A wonderful two double bedroom period conversion for sale on the very popular Vesta Road in the heart of Telegraph Hill, sold without onward chain.

This beautiful first floor flat spread over 750 sqf. features a 17ft x 15ft bright reception room, separate modern-fitted kitchen, sleek bathroom with full-size bath and two large double bedrooms. Further benefits include an abundance of natural light, period features such as high ceilings, sash windows, feature fireplace and so much more character and detail.

The property is situated just 0.4 miles to Brockley station and is also within close proximity to New Cross Gate, Nunhead and Crofton Park stations offering excellent transport links across the whole of London.

It is also very well located for access to various local amenities including a variety of parks such as Telegraph Hill with fabulous city views and weekly food market.

There are a number of spectacular independent restaurants, coffee shops, cafes and gastro pubs within walking distance, such as the Hill Station Cafe which offers excellent Fayre and Skehans was recently voted London's Best Pub by Timeout Magazine.

The property is offered to the market without onward chain.

EPC: D | Council Tax Band: B | Lease: 64 Years remaining (to be extended to 990 years on completion) | SC: Ad Hoc | GR: £125 (to be removed on completion) | BI: £226.91

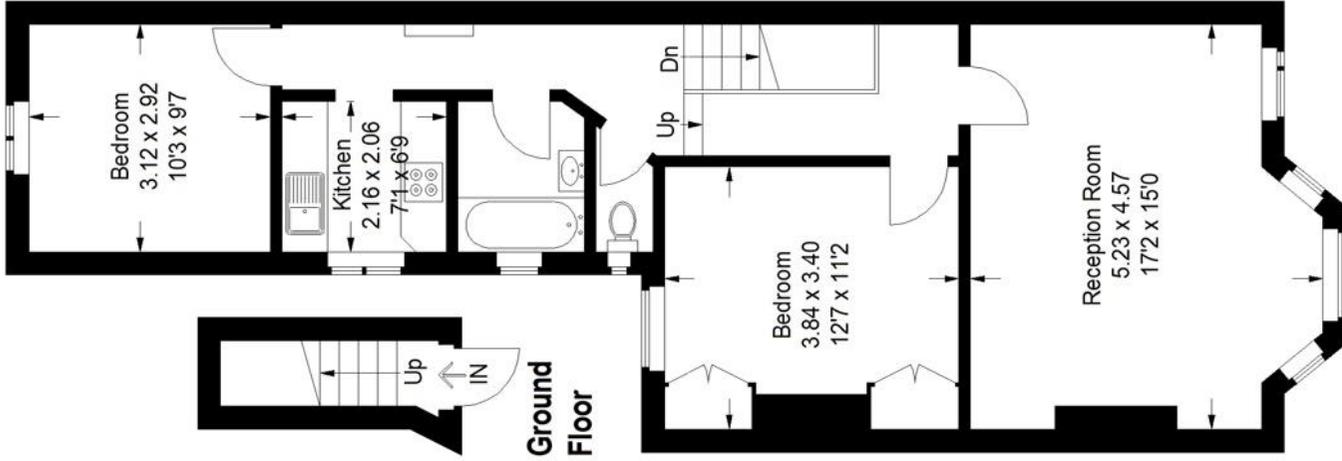


# Floorplan

Vesta Road, SE4



Approximate Gross Internal Area  
 Ground Floor = 2.6 sq m / 28 sq ft  
 First Floor = 67.2 sq m / 723 sq ft  
 Total = 69.8 sq m / 751 sq ft



First 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	62   D	77   C
39-54	E		
21-38	F		
1-20	G		

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