

Arbuthnot Road, Telegraph Hill, SE14

Asking Price: £1,750,000

Bryan & Keegan
ESTATE AGENTS

- Rare double-fronted Victorian house
- Desirable location - Telegraph Hill
- Five double Bedrooms
- Three reception rooms
- Spacious kitchen/diner
- Period features throughout
- 75ft Rear garden
- Over 3100 sq ft internal accommodation





Set in the desirable Telegraph Hill, this rare double fronted Victorian house is a must see. This stunning property offers a perfect blend of historic charm and modern living. With over 3,100 sq. ft of flexible and versatile internal accommodation, this home provides ample space for a growing family or those who love to entertain.

This remarkable home stands proudly with its rare double fronted facade, exuding curb appeal and historical significance. As you step inside, you are greeted by a spacious hallway with stained glass, that leads to three beautifully proportioned reception rooms, each adorned with original features that echo the grandeur of the Victorian era.

The heart of the home is the expansive kitchen/diner, designed for both functionality and style. It offers an inviting space for culinary adventures and family meals, with access to the 75ft rear garden. This private outdoor space is perfect for gardening enthusiasts, alfresco dining, or simply unwinding in your own green oasis.

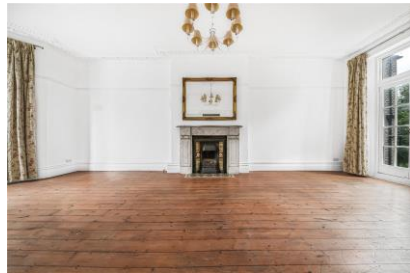
Upstairs, the property continues to impress with five+ large bedrooms, providing ample accommodation for family and guests. The two family bathrooms have been thoughtfully updated, and a downstairs WC in the basement creates convenience on every floor.

Throughout the house, original sash windows allow natural light to flood in. The views from the upper floors offer a stunning panorama of the London skyline, a daily reminder of the vibrant city life just beyond your doorstep.

Situated in the prime location of Telegraph Hill, this house offers easy access to the best of London living with excellent transport links, such as New Cross, New Cross Gate and Nunhead stations.

Prestigious schools, boutique shops, and a variety of dining options are all within close reach. The area is renowned for its community feel and proximity to green spaces such as Telegraph Hill Park, making it an ideal choice for families and professionals alike.

Early viewing is strongly recommended.

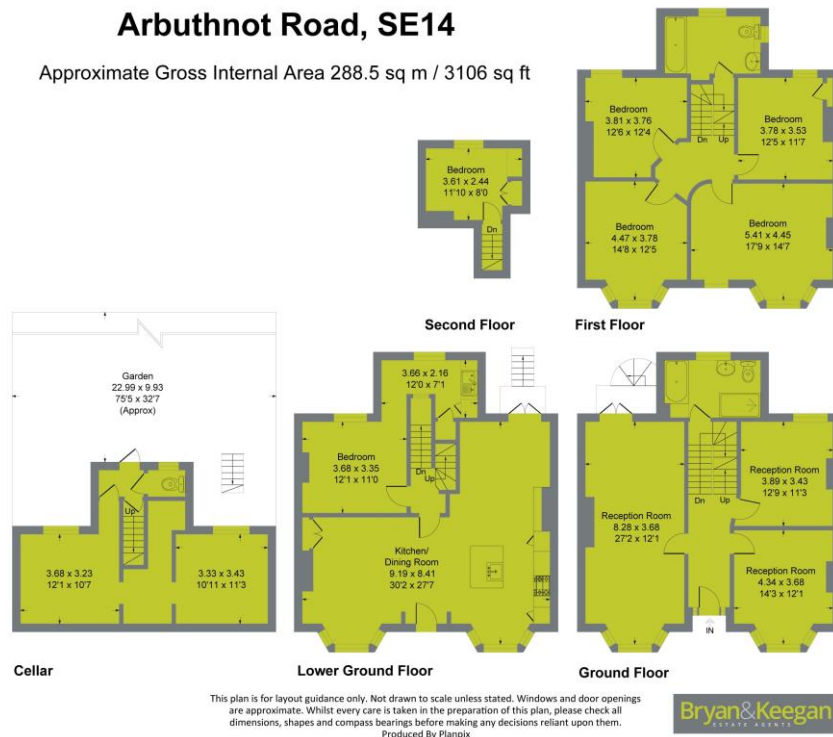


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Approximate Gross Internal Area 288.5 sq m / 3106 sq ft



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice

- These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.
- Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.
- All measurements are intended to be approximate only.
- All photographs show parts of the property as they were at the time when taken.
- Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.
- Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.