Wooster & Stock

WALLER ROAD, TELEGRAPH HILL, SE14

LEASEHOLD

GUIDE PRICE £550,000 - £595,000







SPEC

Bedrooms : 2
Receptions : 1
Bathrooms : 2

Lease Length: 150 years
Service Charge: £1,300 per annum
Ground Rent: N/A

FEATURES

50 ft Private Garden
Private Entrance
Garden Studio
Popular Residential Location
Leasehold

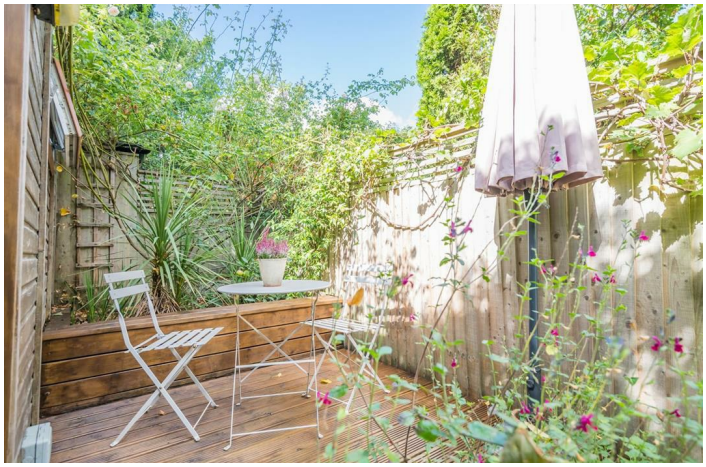







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Charming Two Bed Period Conversion with Private Garden and Studio.

Enjoying a well-appointed and spacious layout, this beautifully presented two bedroom Victorian flat promises everything one might need. There's a large kitchen/diner with direct front access, two nicely presented bedrooms, modern bathroom and a bright and comfortable reception which leads into your leafy private garden. The flat benefits from excellent transport links, being around 15 minute walk to New Cross Gate (Windrush links to Highbury/Shoreditch, and ideal for commuting to Canary Wharf or elsewhere on the Jubilee line), a 9 minute walk to Queens Road Peckham (8 minutes to London Bridge, and overground links to Clapham Junction/Dalston) and a 14 minute walk to Nunhead (fast services to Victoria, Blackfriars and City Thameslink among others).

A handsome period exterior invites you off the street where you descend to the flat's private entrance. Entering directly into your well-proportioned kitchen/diner you find a gentle front aspect bay supplying plenty of light. The cabinets are jet black with a gloss finish and there's plenty of space for all the mod cons. Next to this is your first double bedroom - a rear-facing room with wood effect flooring, neutral decor and a bright rear-facing aspect. Two steps in the hall lead upward where the second bedroom leans into a lovely side bay window. This room boasts recessed mirrored wardrobes and tasteful timber flooring. Built-in shelving precedes the lovely living room which opens onto that mature, leafy and peaceful 50 ft rear garden. At the end of this you find a fantastic garden studio which promises any amount of uses. Guest storage, home office, teenager hideaway?

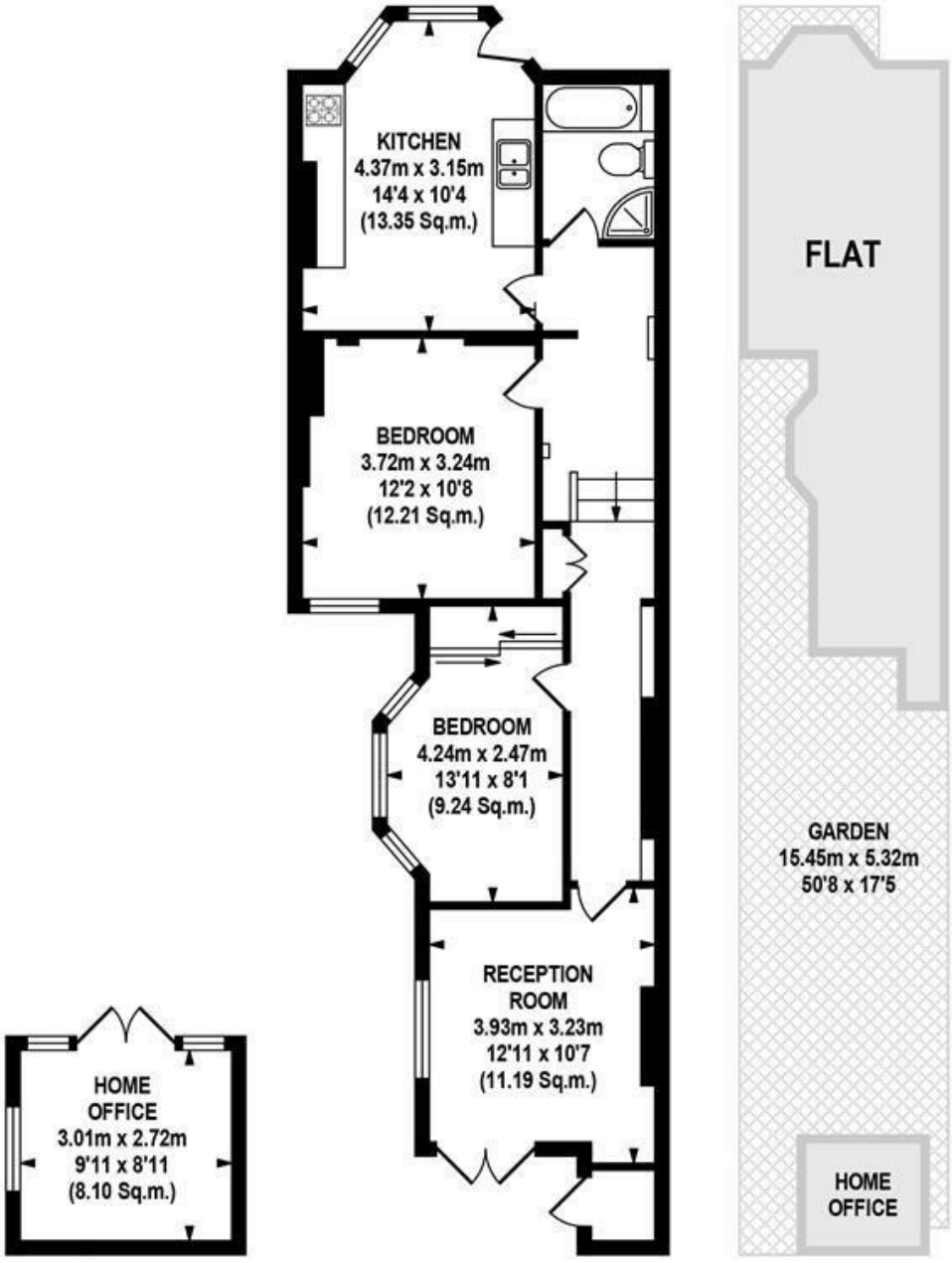
Waller Road is right in the heart of the highly sought after Telegraph Hill Conservation area, with permit-free parking along the street and two beautiful parks just at the top of the road, both with stunning views of London. Nearby Peckham Rye park is perfect for running, and you are a few minutes from Queens Road Peckham which is host to the Blackbird Bakery, Peckham Cellars, Well & Fed and Shrimp & Wings. You are also only a stone’s throw away from the vibrant areas of East Dulwich, Camberwell and Greenwich. We highly rate Franks rooftop bar, Mr Bao. Hausu and Nanar.

Tenure: Leasehold

Lease Length: 150 years

Council Tax Band: C

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APPROX. FLOOR
AREA 8.08 SQ.M.
(87 SQ.FT.)

LOWER GROUND FLOOR
APPROX. FLOOR
AREA 65.49 SQ.M.
(705 SQ.FT.)

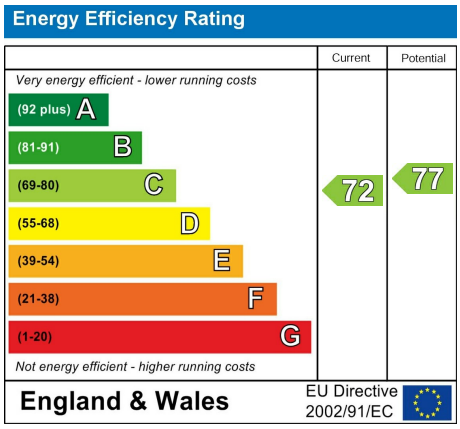
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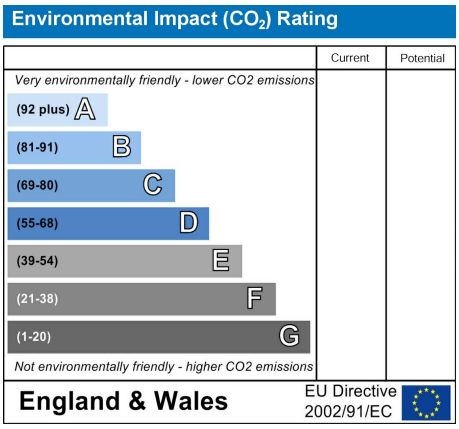
SITE PLAN

TOTAL APPROX.FLOOR AREA 73.57 SQ.M. (792 SQ.FT.)

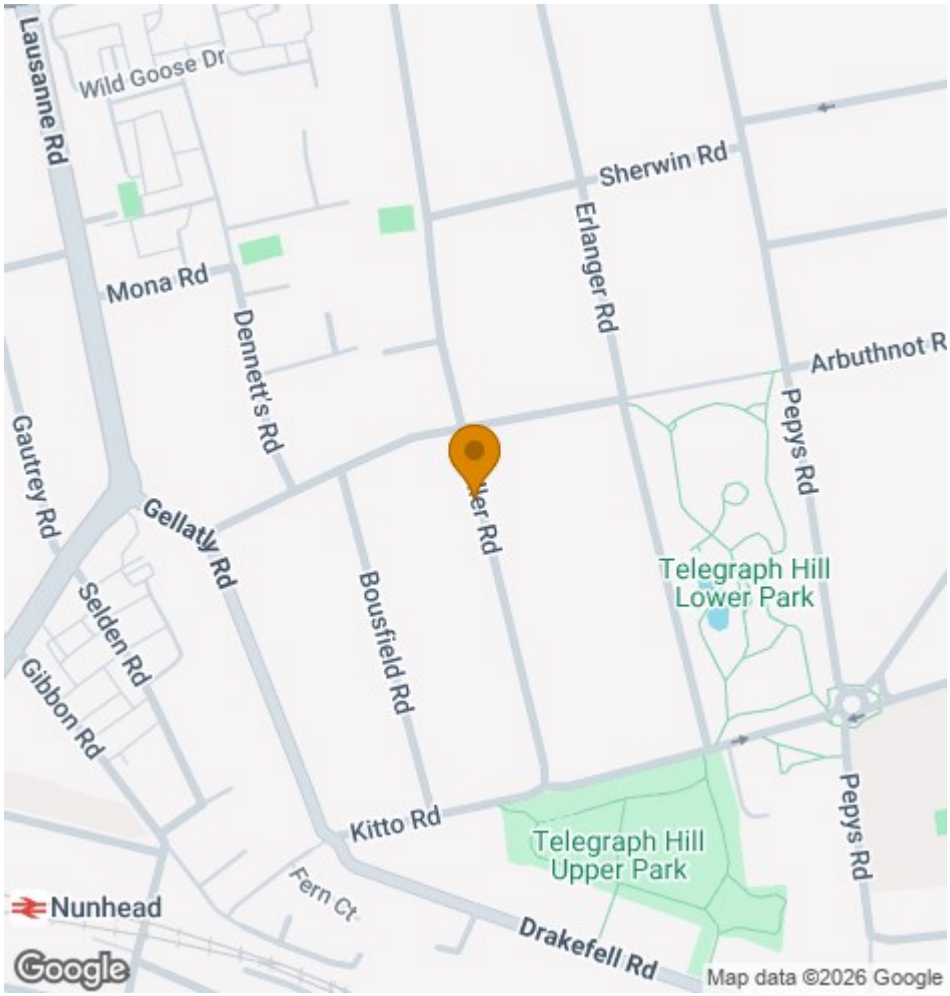
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.
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All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.



Wooster & Stock

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