



Pepys Road, SE14 | £625,000

02087029666

peckham@pedderproperty.com

pedder
We live local



In General

- Two double bedroom
- Split-level, period conversion
- Private section of garden
- Over 930 Sq Ft
- Good condition throughout
- Share of Freehold

In Detail

Charming, spacious and beautifully-bright split-level period conversion with a private section of garden on one of the most desirable roads in New Cross, SE14.

Pepys Road is enviably-located within the Telegraph Hill conservation area and offers easy access into The City and West End from New Cross Gate station (0.3 miles) and Queens Road, Peckham station (0.6 miles) as well as a host of bus/cycle routes through the neighbouring Peckham, Brockley and Lewisham.

Boasting over 930 Sq Ft of internal space on the top two floors of this imposing building - the characterful property has been well maintained by the current owner; but would benefit from some gentle modernisation in places. There is a 17x11 ft separate reception adjacent to the sumptuous 16x14 ft kitchen-breakfast room. There is a family bathroom and two comfortable double bedrooms - including the 17-ft principal bedroom up in the eaves with a brilliant rooftop view.

Early viewing recommended.

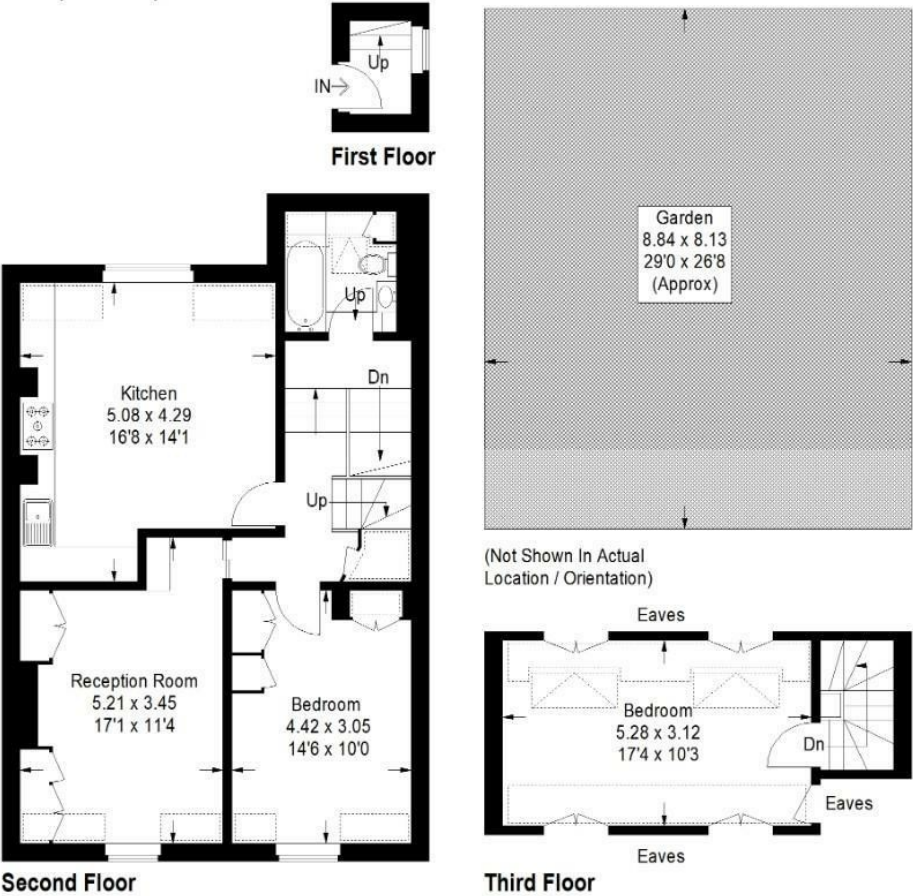
EPC: C | Council tax band: C | Share of Freehold | Lease: 953 years remaining | GR: Nil | SC: approx. £1,040.00 pa | BI: incl. in SC



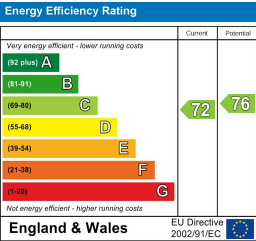
Floorplan

Pepys Road, SE14

Approximate Gross Internal Area
(Excluding Eaves)
87.0 sq m / 936 sq ft



Copyright www.pedderproperty.com © 2026
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.



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.