



Musgrove Road, SE14 | £645,000

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In General

- Period conversion
- Two bedrooms
- Direct access to large private garden
- Long lease
- Chain free
- Sought after location

In Detail

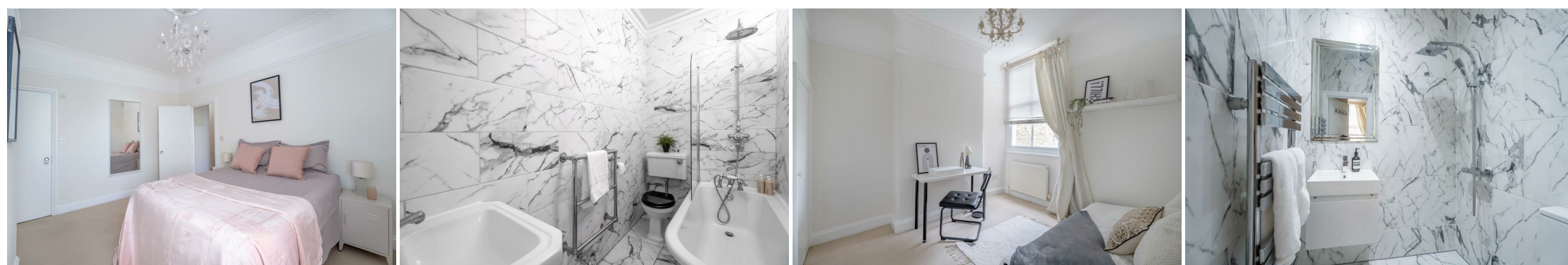
A beautifully presented two bedroom Victorian conversion arranged over split levels, offering bright, well proportioned interiors, high ceilings, direct access to a large private garden, and a wealth of period style features.

The property comprises two generous bedrooms, the principal room with an en-suite, and a family bathroom, both tastefully finished. A bright and spacious reception features a bay window, while the large kitchen/diner, flooded with natural light through French doors, opens onto a substantial private garden complete with a patio area and raised decking.

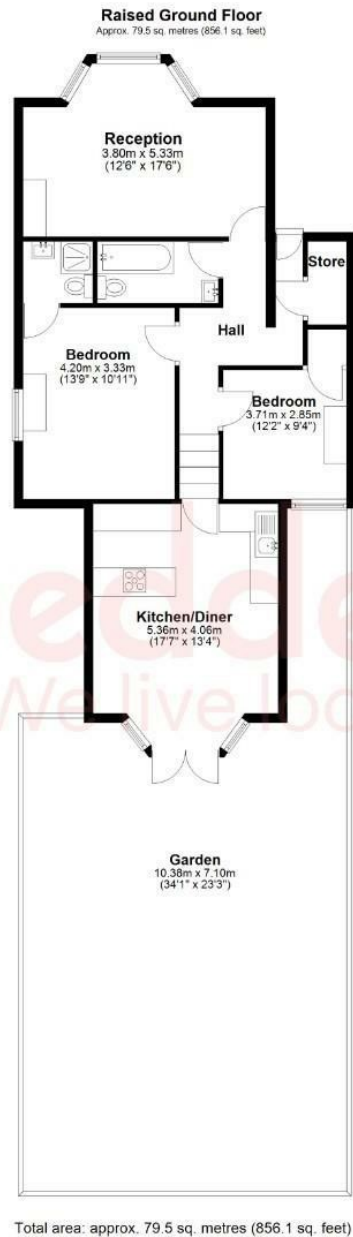
Set on Musgrove Road, a quiet tree lined street within the sought after Telegraph Hill Conservation Area. New Cross Gate Overground is a short walk away, offering fast services to London Bridge, with Nunhead, Queens Road Peckham, Deptford, and Brockley all nearby.

The area boasts a vibrant mix of cafés, restaurants, and bars, with popular spots in New Cross, Nunhead, Deptford, and Peckham. Green spaces abound, including Telegraph Hill Park, home to regular community events and stunning panoramic city views.

EPC: TBC | Council Tax Band: C | Lease: 115 years remaining | SC: £1,624.88 pa | £250 pa | BI: Incl. in SC



Floorplan



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) A		
(61-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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