Pepys Road, SE14 | £625,000

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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

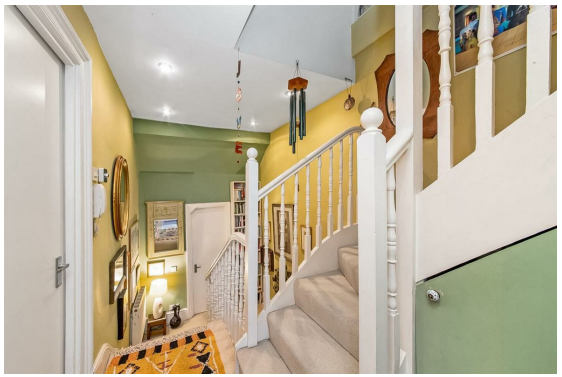
Charming, spacious and beautifully-bright split-level period conversion with a private section of garden on one of the most desirable roads in New Cross, SE14.

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.

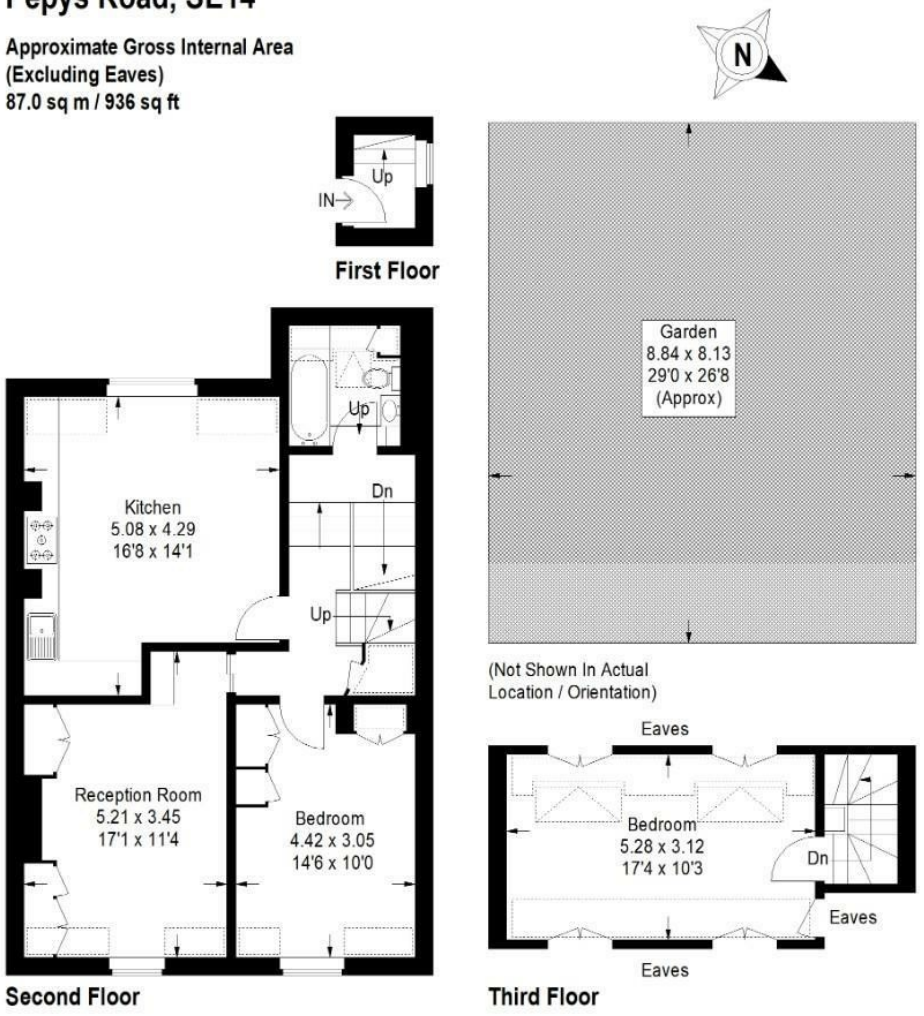
EPC: C | Council tax band: C | Share of Freehold | Lease: 953 years remaining | GR: Nil | SC: approx. £1,040.00 pa | BI: incl. in SC



Floorplan

Pepys Road, SE14

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



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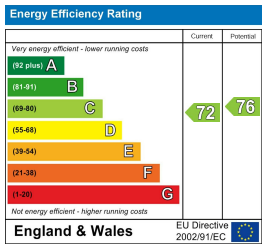
Not drawn to Scale. Windows and door openings are approximate. Please check all dimensions,
shapes and compass bearings before making any decisions reliant upon them.



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