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Troutbeck Road, London, SE14

Guide Price £500,000 to £525,000

Property Images



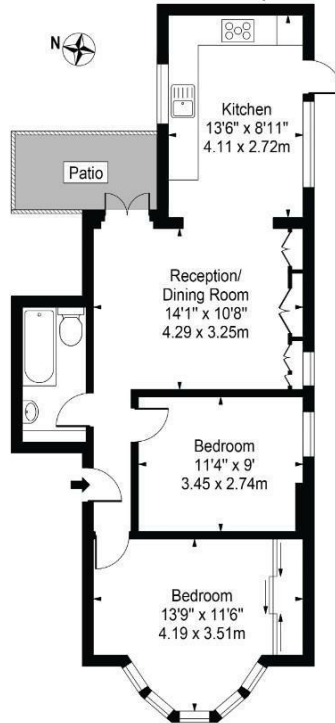
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Property Images



Troutbeck Road, SE14 5PN
 Approx. Gross Internal Area 593 Sq Ft - 55.09 Sq M



Ground Floor

For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography

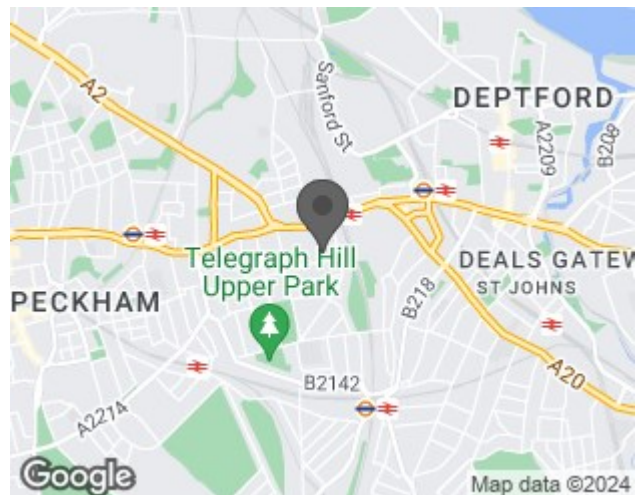
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	75
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Map



Details

Type: Flat Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Share of Freehold

Summary

Guide price £500,000 to £525,000. SHARE OF FREEHOLD, direct access to garden, GROUND FLOOR, almost 600 sq ft of space, TWO DOUBLE BEDROOMS, striking opening plan kitchen living and dining area, built in storage...

Features

• SHARE OF FREEHOLD • Direct access to garden • TWO DOUBLE BEDROOMS • Almost 600 sq ft of space • Built in storage • Open plan living space • Modern interior design • Ground floor • Guide Price £500,000 to £525,000

EPC rated D

Tenure: SHARE OF FREEHOLD

Council tax band: D (£1,926 p/yr)

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Welcome to this exquisite ground floor garden flat nestled on Troutbeck Road, SE14. Boasting a generous 593 square feet of living space, this residence offers a delightful blend of contemporary elegance and timeless charm. With 2 spacious double bedrooms and stunning interior design worthy of a magazine spread, this home promises a lifestyle of comfort and sophistication.

Upon entering, you are greeted by a tastefully designed living area that seamlessly merges style with functionality. The interiors are adorned with modern accents, premium finishes, and an abundance of natural light, creating an inviting ambiance for relaxation and entertainment alike. The open-plan layout effortlessly connects the living, dining, and kitchen areas, fostering a sense of cohesion and spaciousness.

The well-appointed kitchen features sleek countertops, high-end appliances, and ample storage, catering to the needs of culinary enthusiasts and hosting gatherings with ease. Step outside through the glass doors onto the charming garden, where lush greenery and tranquil surroundings offer an idyllic retreat for alfresco dining or leisurely moments amidst nature. The substantial garden provides ample space for outdoor activities, gardening endeavours, or simply unwinding in the fresh air.

Both bedrooms are generously proportioned, offering comfortable retreats for rest and rejuvenation. The master bedroom boasts a serene atmosphere, while the second bedroom offers versatility as a guest room, home office, or personal sanctuary. Built-in storage solutions throughout the property ensure efficient organization and maximize space, keeping clutter at bay and enhancing the sleek, uncluttered aesthetic.

The contemporary bathroom exudes luxury and features elegant fixtures.

Local Transport Amenities: Troutbeck Road benefits from excellent transport links, providing residents with convenient access to various destinations across London. The nearest train stations include New Cross Gate and New Cross, both within easy reach, offering swift connections to key destinations such as London Bridge, Canary Wharf, and Victoria Station. Commuters will

appreciate the seamless travel experience facilitated by frequent train services, making daily journeys hassle-free and efficient.

Additionally, several bus routes serve the area, enhancing connectivity and accessibility for residents. Bus stops situated along nearby thoroughfares ensure convenient access to surrounding neighborhoods, shopping districts, and leisure destinations. Whether you prefer the convenience of public transportation or enjoy exploring the city on foot, the diverse transport options available ensure effortless travel and exploration of London's vibrant offerings.

Local Green Spaces: Troutbeck Road residents are privileged to reside amidst an array of picturesque green spaces, providing opportunities for outdoor recreation, relaxation, and enjoyment of nature's beauty. Nearby parks and gardens offer tranquil retreats from the hustle and bustle of urban life, inviting residents to unwind, exercise, and socialize amidst verdant surroundings.

One notable green space in close proximity is Telegraph Hill Park, renowned for its panoramic views of the London skyline and lush greenery. This charming park features landscaped gardens, woodland areas, and recreational facilities such as tennis courts and playgrounds, catering to the diverse interests of visitors of all ages.

Additionally, residents can explore the scenic beauty of Brookmill Park, a serene oasis nestled along the banks of the River Ravensbourne. This idyllic park offers riverside walks, wildlife habitats, and open green spaces, providing a tranquil escape for nature lovers and outdoor enthusiasts alike.

Furthermore, nearby green spaces such as Fordham Park and Peckham Rye Common offer verdant expanses for leisurely strolls, picnics, and outdoor activities, enriching the quality of life for residents and fostering a strong sense of community.

In summary, this ground floor garden flat on Troutbeck Road presents a rare opportunity to embrace a lifestyle of luxury, comfort, and convenience. Whether you're seeking a tranquil sanctuary to call home or an investment opportunity with immense appeal, this residence is sure to exceed expectations and captivate discerning buyers seeking the epitome of urban living.