

HUNTERS®

HERE TO GET *you* THERE

New Cross Road, London, SE14

Guide price - By Auction £215,000

Property Images



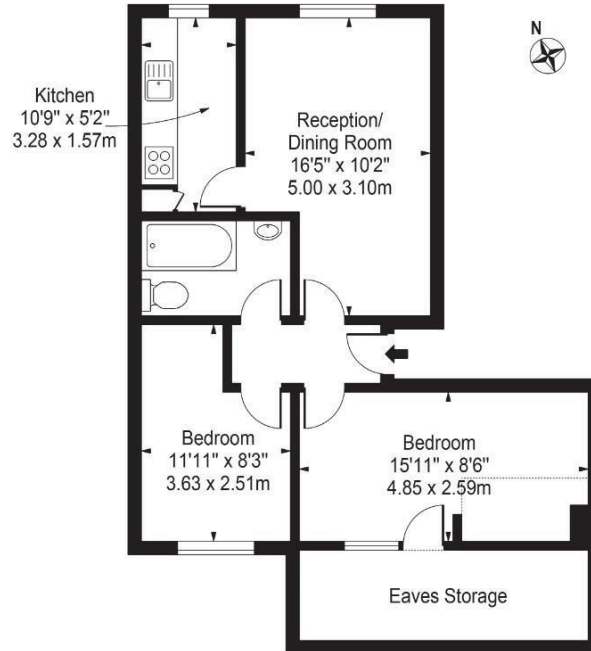
HUNTERS[®]

HERE TO GET *you* THERE

Property Images



New Cross Road, SE14 6TA
 Approx. Total Internal Area 610 Sq Ft - 56.67 Sq M
 (Including Eaves Storage & Restricted Height Area)
 Approx. Gross Internal Area 500 Sq Ft - 46.45 Sq M
 (Excluding Eaves Storage & Restricted Height Area)



Third Floor

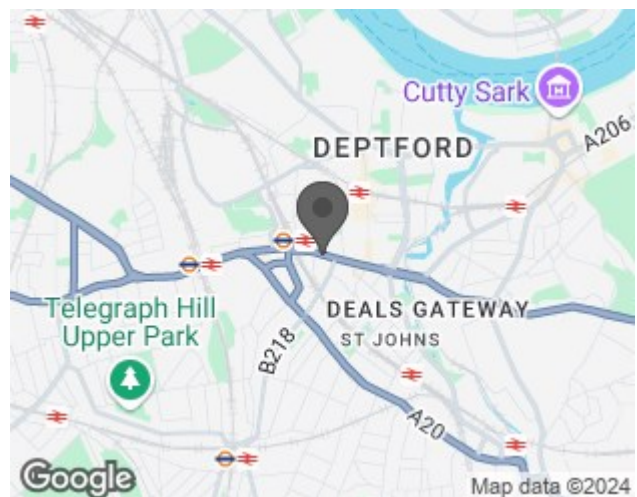
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

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		55	55
(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: Leasehold

Summary

Guide price £215,000. APPROX 500 SQ FT OF SPACE, top floor of building, two bedrooms, TRAVEL ZONE 2 (NEW CROSS AND DEPTFORD STATIONS WITH DLR ACCESS), long leasehold, CHAIN FREE

Features

• Being sold by online auction • CHAIN FREE • 2 bedroom • In proximity of transport amenities • TRAVEL ZONE 2 (NEW CROSS AND DEPTFORD STATIONS WITH DLR ACCESS) • In proximity of transport, amenities and green parks • Top floor • Open views

PLEASE VIEW OUR 360 DEGREE INTERACTIVE TOUR VIA THE VIRTUAL TOUR LINK. You can also see our full walk through the link to YouTube or a short video walk through via the link to TikTok.

Contact Hunters to arrange for FREE mortgage advice and obtain a MULTI LENDER agreement in principle.

Contact Hunters to arrange your free conveyancing quotation. Find out about potential costs including stamp duty, local authority and other searches from our partner conveyancing firm who have been voted in the top 1% of firms in the country.

THE PROPERTY

The property is a two-bedroom flat that has been re-decorated (November 2024) approx. 0.1 miles from New Cross station (London overground) and approx. 0.4 mile to Deptford (DLR).

The property is offered chain free and with vacant possession.

The property is being sold by online auction. We ask that buyers please review the Auctioneers Comments at the bottom of this description that relate to the auction process.

The vendor has informed us the following regarding the Service charge:

2021/22 £1,494

2022/23 £2,032

2023/24 £3,123 Estimated - higher due to redecoration of common areas. This includes the buildings insurance for the flat.

THE AREA

New Cross has been proclaimed as one of the most up and coming areas of southeast London. In recent years it's trendy vibe has grown, and it's become known as one of the capital's creative towns.

There have been many new build developments in the area adding to the ever-changing landscape. These developments have also created a buzz about the location and generated investment into local infrastructure.

Furthermore, the beautiful and historic Royal Greenwich is approximately 20 minutes away from by foot and the highly acclaimed Borough Market and the Shard are approximately 15 minutes by train.

New Cross is well connected as is Deptford station which is in proximity. Both stations are in travel zone 2.

LOCAL RECREATION, DINING AND SOCIAL LIFE

Art galleries, café, bars, restaurants and revamped green spaces have been the talk of the town for the last few years in the area. The vibrant local community enjoy the high street, the market, gourmet food scene and a host of micro-breweries to name but a few attractions.

The streets in the area have an eclectic mix of local businesses, along with coffee shops and pop up restaurants which bring a sense of community that is hard to find in many London boroughs.

Some of our favourites local eateries (and there are too many to name them all) include:

Marcello – A great Italian menu with friendly staff and gourmet presentation of food

M&D – Delicious authentic Japanese menu

The Waiting Room – Trendy coffee bar serving a great selection of cakes and veggie options

Pho Hanoi – Large menu of Vietnamese cuisine

There are many more places to enjoy on streets such as Evelyn Street.

There is a selection of local parks which include Folkstone Gardens, Deptford Park but there are several others all in proximity of the property too.

Folkstone Gardens was created many years ago as the result of a bomb blast in World War II. The houses which once stood on the site were badly damaged. The area was cleared and reinstated as a local green space and now offers a ball court, play area, picturesque pond, multi-sports pitch, skate park and great café.

Deptford Park (originally a market garden many years ago and well known for its onions, celery and asparagus!) is approximate 17 acres of green space and one of the most popular parks in the area. Recognised as an oasis in an urban location, the park offers sport facilities, plays areas and walking paths.

The river Thames is in proximity offering additional Transport via the Thames Clipper and more social life along the river.

TRANSPORT

There are several stations in proximity of the property. The closest being New Cross and Deptford with Deptford Bridge just beyond. These stations are served by the DLR, London Overground, Southern and Thameslink services. Some of the following travel times are available from these stations:

Greenwich in approximately 9 minutes

Canary Wharf in approximately 13 minutes

Cannon Street in approximately 11 minutes

London Bridge in approximately 21 minutes

St Pancras in approximately 23 minutes

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to

Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Verified Material Information

Asking price: Guide price £215,000

Council tax band: B

Council tax annual charge: £1585.09 a year (£132.09 a month)

Tenure: Leasehold

Lease length: 179 years remaining

Ground rent: £150 pa

Service charge: £3123 pa

Property type: Flat

Property construction: Standard form

Number and types of room: 2 bedrooms, 1 bathroom

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Heating features: Double glazing

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term flood risk: Yes

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: D

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.