



## New Cross Road, SE14

£625,000

Stylish Two Bedroom split level Victorian Conversion with Private Garden.

Set within an attractive Victorian property in the heart of New Cross, this beautifully presented two-bedroom split-level flat offers characterful living with the added bonus of its own, private entrance. A fantastic opportunity to own a unique and characterful home with outdoor space in one of London's most up-and-coming areas.

### Features

- Two Double Bedrooms
- Modern Interior
- Private Garden
- Arranged Over Two Floors
- Close To Transport
- Victorian Conversion





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Occupying the lower and raised ground floors, the home retains charming features alongside modern finishes, creating a warm and inviting atmosphere throughout. The spacious reception room features high ceilings, large sash windows allowing natural light to flood in, offering a perfect space to relax or entertain. There is also a large well-equipped kitchen with views over the private rear garden.

To the lower floor, two well-proportioned double bedrooms provide comfortable accommodation, while a contemporary bathroom completes the layout. The split-level design adds a sense of space and separation, perfect for professional sharers, couples, or small families.

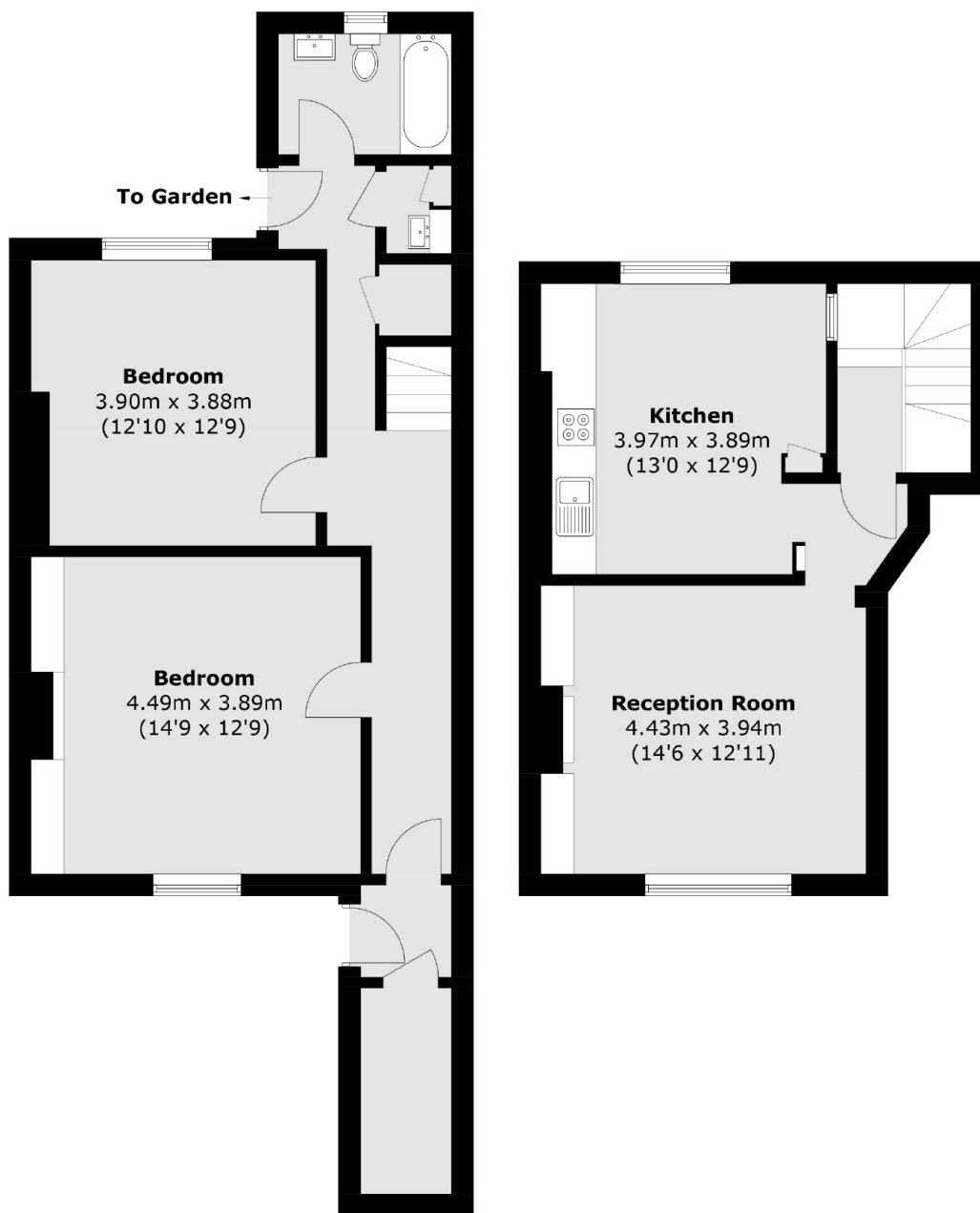
Ideally located for New Cross and New Cross Gate stations, the property offers fast and frequent links to London Bridge and Canary Wharf, in around 12 minutes, and Shoreditch in around 15 minutes. Goldsmiths University of London, local cafés, shops, and the vibrant arts scene of South East London are all within a few minutes walking distance. Educational facilities nearby are fantastic and include several brilliant Primary and secondary options, including Haberdashers Hatcham and Edmund Waller Primary schools, as well as Haberdashes Hatcham College.







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**Ground Floor**

**First Floor**

Total area (approx.): 101.0 sq. m (1,087.1 sq. ft)

## Dexters

New Cross  
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London  
SE14 5PL  
Sales  
020 7313 3660

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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