



## Arbuthnot Road, SE14

### £425,000

Chain Free. Tucked away on the ever-popular Arbuthnot Road in SE14 within the highly regarded Telegraph Hill Conservation Area, this charming two-bedroom ground floor flat offers the characterful look of a Victorian home with the benefits of a more modern build. Requiring only minor modernisation, it presents a fantastic opportunity for buyers seeking a well-located home with plenty of potential to update and personalise.

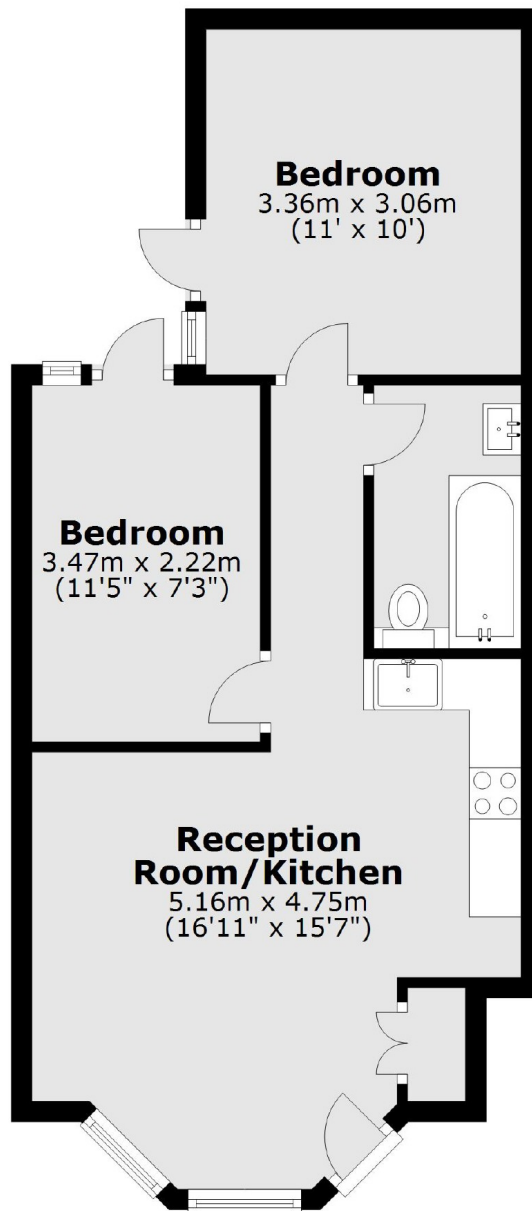
Built to echo the traditional Victorian architecture that defines the area, the property blends in beautifully with its period surroundings while offering a more practical and low-maintenance structure. Inside, the home comprises a bright and spacious open plan kitchen/living space, two bedrooms, and a bathroom, all laid out over one level-ideal for those looking for step-free living. There is also the added bonus of access to a shared garden and terrace.

Located moments from the vibrant heart of New Cross, you're within easy reach of New Cross Gate and New Cross stations, offering swift links to London Bridge, the City, and the Overground network. The local area is home to a growing number of cafés, independent shops, and cultural spaces, with Telegraph Hill Park and Goldsmiths University just a short stroll away.

### Features

- Chain Free
- Two Double Bedrooms
- Ground Floor
- In Need Of Minor Modernisation
- Shared Garden And Terrace
- Telegraph Hill Conservation Area

Arbuthnot Road,  
London, SE14



Total area: approx. 44.8 sq. metres (482.7 sq. feet)

**Dexters**

New Cross  
256 New Cross Road  
London  
SE14 5PL  
Sales  
020 7313 3660

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