



barnard marcus

New Cross Road, London SE14 5DS

welcome to
New Cross Road, London

****GORGEOUS 5/6 BEDROOM MID-TERRACED HOUSE with PRIVATE REAR GARDEN IN NEW CROSS****

MID-TERRACE 5/6 BEDROOM with private garden in New Cross with UNIQUE FIXTURES AND PERIOD CHARM and a large THREE STORY layout.

****NO ONWARD CHAIN****

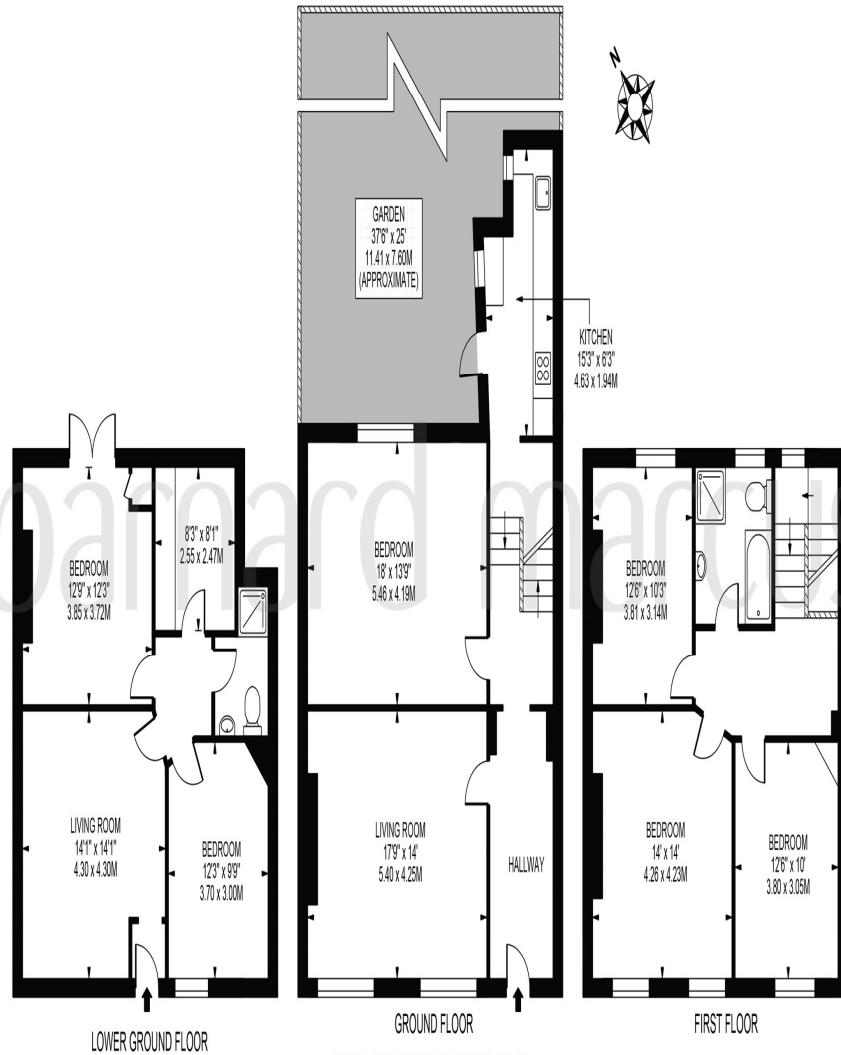


NEW CROSS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1427 SQ FT - 132.60 SQ M

(EXCLUDING OUTBUILDING)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 633 SQ FT - 58.78 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Lower Ground Floor

Living Room

14' 1" x 14' 1" (4.29m x 4.29m)

Bedroom One

12' 9" x 12' 3" (3.89m x 3.73m)

Bedroom Two

12' 3" x 9' 9" (3.73m x 2.97m)

Bathroom

Utility/ Storage

8' 3" x 8' 1" (2.51m x 2.46m)

Ground Floor

Entrance Hall

Living Room

17' 9" x 14' (5.41m x 4.27m)

Bedroom Three

18' x 13' 9" (5.49m x 4.19m)

Kitchen

15' 3" x 6' 3" (4.65m x 1.91m)

Rear Garden

37' 6" x 25' (11.43m x 7.62m)

First Floor

Bedroom Four

14' x 14' (4.27m x 4.27m)

Bedroom Five

12' 6" x 10' 3" (3.81m x 3.12m)

Bedroom Six

12' 6" x 10' (3.81m x 3.05m)

Bathroom

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- FIVE/SIX BEDROOM MID-TERRACED HOME
- POTENTIAL TO BE CONVERTED INTO THREE SEPARATE DWELLINGS
- PRIVATE REAR GARDEN
- OFF-STREET DRIVEWAY PARKING
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: C

guide price

£1,250,000



Please note the marker reflects the postcode not the actual property

view this property online [barnardmarcus.co.uk/Property/PKM102880](https://www.barnardmarcus.co.uk/Property/PKM102880)



Property Ref:
PKM102880 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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