



*Wycombe Street, London, SE14 6FF*



## Wycombe Street, London, SE14

### Leasehold

**Boasting over 900 sq. ft. of internal space, this stunning brand new two-bedroom duplex flat comes to market as the last remaining unit in 'The Scene' development. Situated 0.1 mile from New Cross Station, this is the perfect property for first time buyers & commuters alike.**

### Key Features

- Brand New Duplex Flat
- Over 900 Sq. Ft. Internally
- Own Front Door & Courtyard
- New Cross within 0.1 Miles
- Perfect First Home
- Lease Remaining: **250 Years**
- Service Charge: **£2,212.22 P/A**
- Ground Rent: **£0 P/A**
- Council Tax Band: **D**
- EPC Rating: **B**

The accommodation comprises; a generous 21'11 x 13'9 open plan reception room / kitchen which has been tastefully decorated in neutral tones. The kitchen has been thoughtfully arranged with an array of eye and base level units and appliances. This leads through to the hallway behind with two large storage cupboards, one of which houses the washing machine and a downstairs cloakroom to complete the ground floor.

To the first floor, there are two generous double bedrooms and two bathrooms. The primary bedroom is a large double at 13'4 x 11'2 benefitting from a large window, flooding the room with natural light, an en-suite shower room complete with walk-in shower. The second bedroom is a similar sized double room and completing the first floor is the family bathroom, laid out with toilet, hand basin & bathtub.

Wycombe Street is situated 0.1 miles from New Cross, with its vast array of shops, amenities and transport links. The City can be accessed in less than 25-minutes door to door, and Canary Wharf is within 30-minutes of the property.











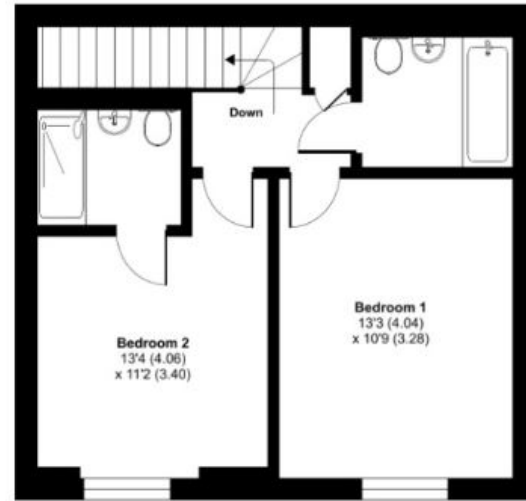


Approximate Area = 916 sq ft / 85.1 s

For identification only - Not to



GROUND FLOOR



FIRST FLOOR



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for JLL Residential. REF: 1062965