



Waller Road, SE14
£625,000

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In general

- Two double bedrooms
- 45-foot private garden
- Excellent Transport links
- Original features and charm
- Beautiful condition
- EPC Rating: D

In detail

Gorgeous and charming two double bedroom Victorian conversion with direct access onto a stunning 45-foot private section of garden on this desirable residential street.

Boasting over 750 Sq Ft of internal space, the upper ground floor flat enjoys a 14x12-ft separate reception room, two double bedrooms off of a long, feature hallway that leads onto the eat-in kitchen and onto the garden. Lovingly modernised and maintained by the current owner; it is an ideal first-time purchase or upsize for those that need access to town and have the ability to work from home.

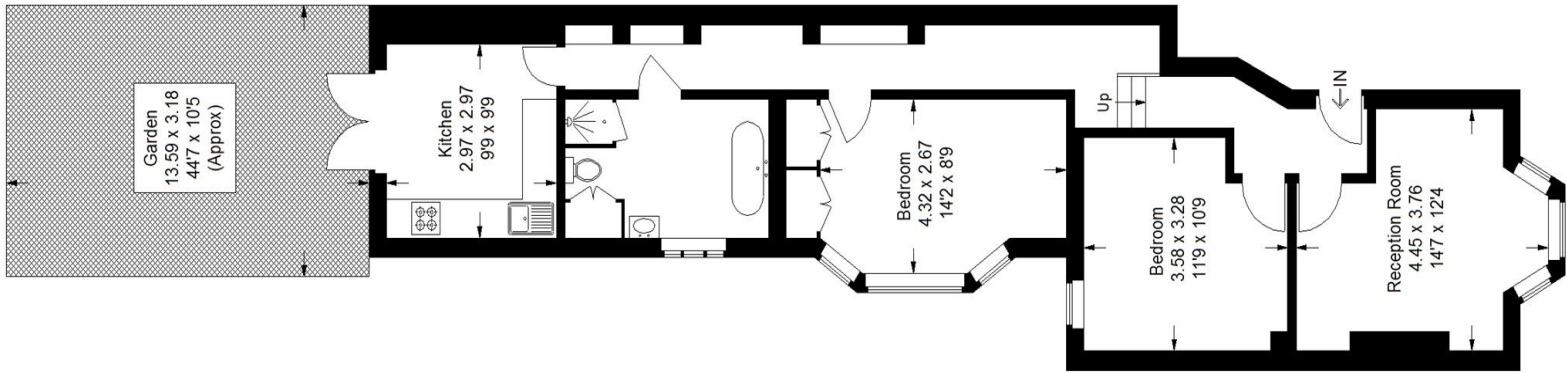
Ideally located in the heart of Telegraph Hill's conservation area for easy access to the City and West End with regular services to Blackfriars (18 mins) and Victoria (18 mins) from Nunhead Station (0.5 miles) and London Bridge (10 mins) and Shoreditch High Street (16 mins) from New Cross Gate station (0.6 miles). There are excellent local amenities, bars and shops including a regular Saturday Farmers Market as well as bus connections into neighbouring Blackheath, Greenwich and Peckham.

EPC: D | Council Tax Band: C | Lease: 90 Years Remaining | SC: £260.90 | GR: £10 | BI: £246.72



Floorplan

Waller Road, SE14
 Approximate Gross Internal Area
 74.1 sq m / 798 sq ft



Ground Floor

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 These plans are for representation purposes only
 as defined by RICS - Code of Measuring Practice.
 Not drawn to Scale. Windows and door openings
 are approximate. Please check all dimensions,
 shapes and compass bearings before making
 any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	75 C
39-54	E		
21-38	F		
1-20	G		

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