



Kitto Road, SE14 | £465,000

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## In General

- One bedroom
- Victorian conversion
- Private garden
- Share of freehold
- Chain free
- Sought after location

## In Detail

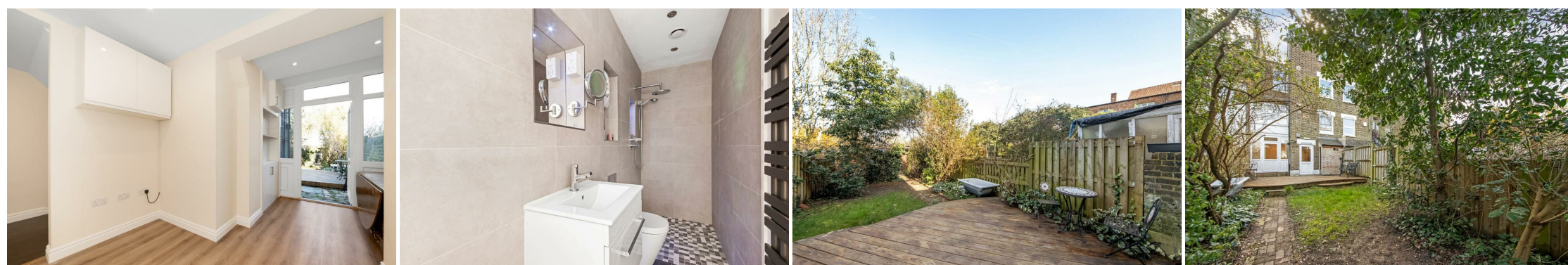
A beautifully presented one bedroom garden flat, ideally situated on a highly sought after road within the Telegraph Hill Conservation Area. Offered chain free and with a share of freehold, this home is a perfect opportunity for first time buyers or investors alike.

The property boasts a bright and spacious reception room, a newly fitted galley kitchen with stylish cast concrete countertops and direct access to a charming 76ft private garden. This tranquil outdoor space is home to magnolia and Japanese cherry trees, and a garden room at the rear offering a versatile space, perfect for use as a studio or home office. Inside, the flat features a combination of underfloor and convection heating throughout, a double bedroom bathed in natural light and a recently refurbished bathroom, to complement the overall modern finish of the home.

Kitto Road is a picturesque, tree lined street in the heart of Telegraph Hill, celebrated for its strong sense of community, green open spaces, and stunning views of the London skyline. The area is well-served by excellent schools, including Haberdashers' Aske's and Edmund Waller Primary School. Transport connections are exceptional, with New Cross Gate and Nunhead mainline stations providing easy access to Central London, while a range of local amenities, cafes, and a vibrant monthly farmers' market add to the neighbourhood's charm.

Properties of this quality and location are rarely available—early viewing is highly recommended.

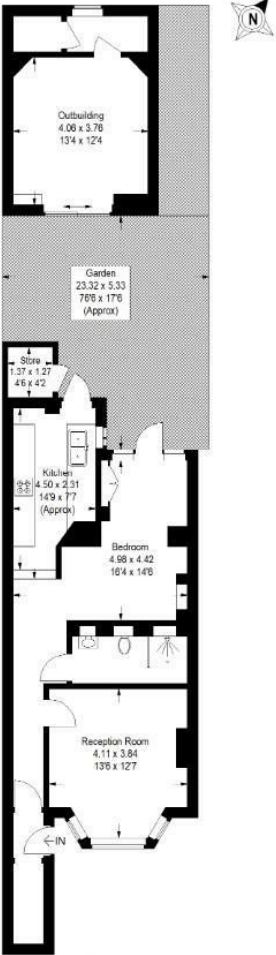
EPC: C | Council Tax Band: B | Lease: 999 years extended on completion | SC: Ad hoc | GR: Peppercorn | BI: TBC



# Floorplan

## Kitto Road, SE14

Approximate Gross Internal Area  
(Excluding Outbuilding)  
55.7 sq m / 600 sq ft  
Store = 1.8 sq m / 19 sq ft  
Total = 57.5 sq m / 619 sq ft



### Lower 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.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
102 plus) <b>A</b>		
(61-91) <b>B</b>		
(69-80) <b>C</b>	76	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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