

**FOR SALE**



**Billington Road, New Cross Gate, SE14**

**Guide Price £1,000,000 Freehold**

 **3**

 **2**

**samuel estates**  
YOUR PROPERTY • OUR BUSINESS

# Property Description

This beautifully extended, chain-free three-bedroom Victorian home offers 1,394 square feet of living space, blending classic charm with contemporary design. Situated in the desirable Hatcham Conservation Area, the property is just a 9-minute walk from New Cross Gate Station and close to local schools, including Hatcham Primary.

The home features a bright, spacious living room with original stained-glass windows, leading to a large kitchen/dining area with high-end finishes, including a custom porcelain kitchen top and double oven. Bifold doors open to a sunny, south-facing garden, perfect for outdoor entertaining. The property also boasts a utility room, a downstairs shower room, and a cellar for additional storage.

Upstairs, there are three double bedrooms, including a generous master, and a stunning family bathroom with contemporary fixtures. The property’s eco-friendly design won the Green Apple Award 2022 for "Beautiful Buildings," highlighting its sustainable features including heat source pump, zonal underfloor heating throughout and double-glazed heritage wooden sash windows.

With a full refurbishment in 2021, including new electrics, plumbing, roof, and insulation, this home offers modern comfort in a historic setting. A true gem in a sought-after location, it’s ideal for those seeking a stylish family home with excellent transport links.

## Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		80
55-68 D		
39-54 E		
21-38 F	36	
1-20 G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC











Floor -1



Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1394.04 ft<sup>2</sup>

129.51 m<sup>2</sup>

**Reduced headroom**

9.17 ft<sup>2</sup>

0.85 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

## Material Information

**Tenure** – Freehold

**Council Tax Band** – D

**Local Authority** – Lewisham Council



**Property Type**  
House (Terraced)



**Construction Type**  
Brick



**Parking**  
Street Parking



**External Wall Survey**  
N/A



**Water Supply**  
Thames Water



**Electricity Supply**  
Mains



**Heating**  
Heat Source Pump and Electricity



**Broadband**  
Standard/ Ultrafast



**Mobile Signal**  
Good Coverage

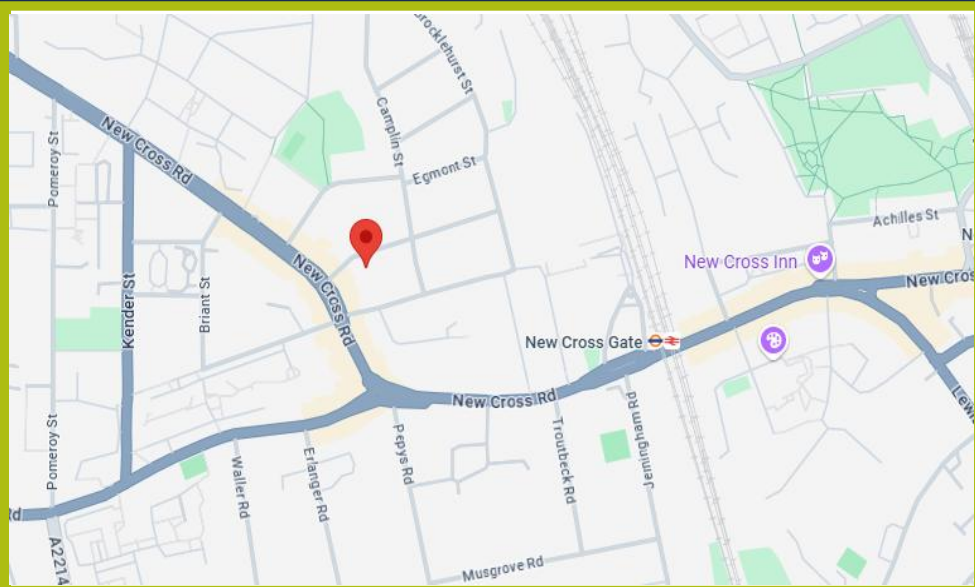


**Flood Risk**

*Has the property been flooded in the past five years: NO*  
Risk Level: Medium



**Proposed Development in Immediate Locality?**  
None



### Balham

45 Bedford Hill,  
London, SW12 9EY  
☎ 020 8673 4666

### Colliers Wood & Wimbledon

30 Watermill Way,  
London, SW19 2RT  
☎ 020 8090 9000

### Streatham

432/434 Streatham High Road  
London, SW16 3PX  
☎ 0208 679 9889



[samuelestates.com](http://samuelestates.com)