

ERLANGER ROAD, TELEGRAPH HILL, SE14
FREEHOLD
OFFERS IN EXCESS OF £1,750,000

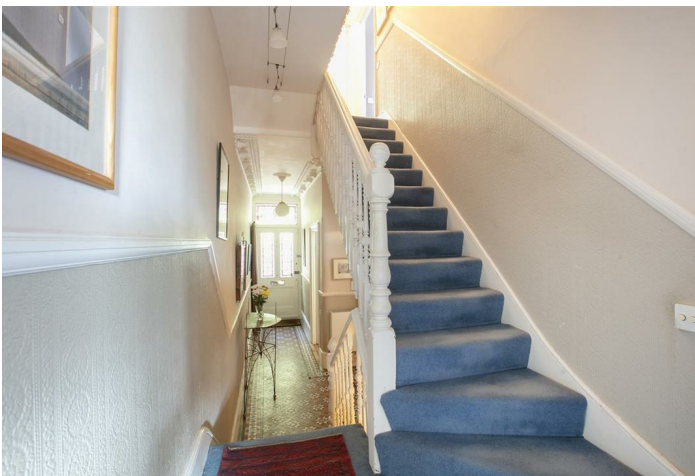


SPEC

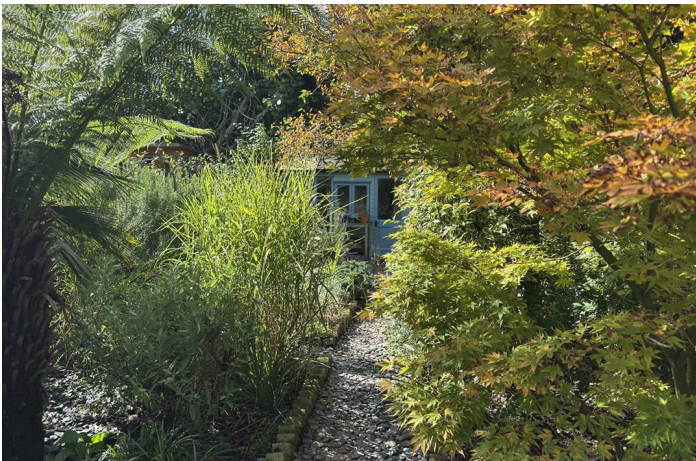
Bedrooms : 5
Receptions : 3
Bathrooms : 2

FEATURES

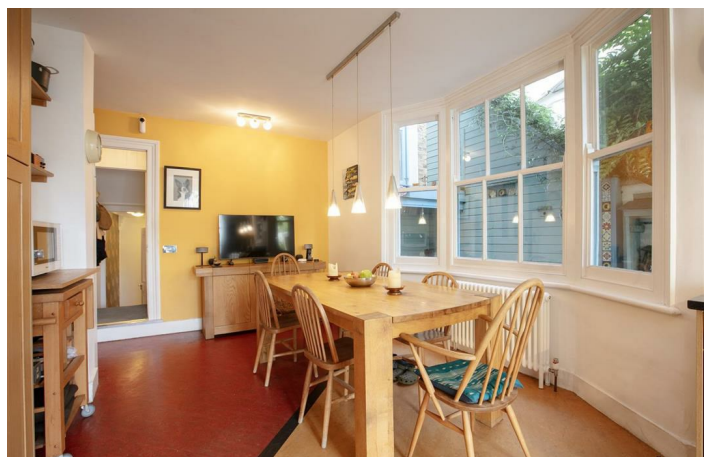
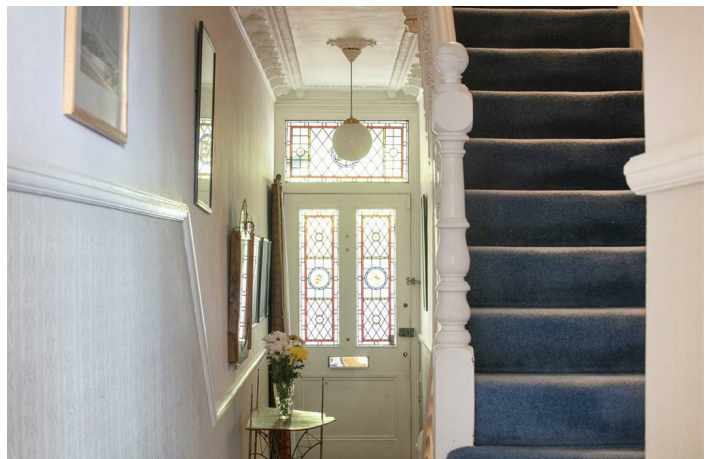
Stunning Original Features
95ft Landscaped Garden
Versatile Accommodation
Park Views
Freehold



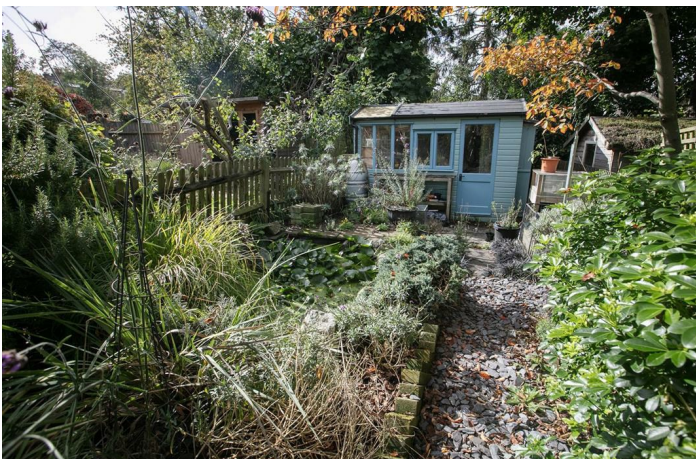
ERLANGER ROAD SE14
FREEHOLD



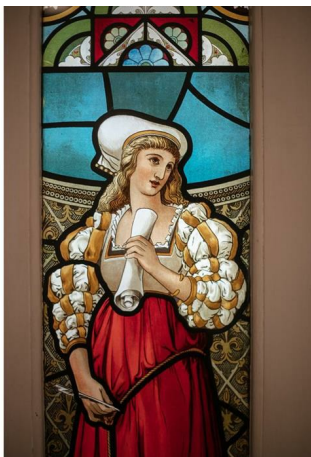
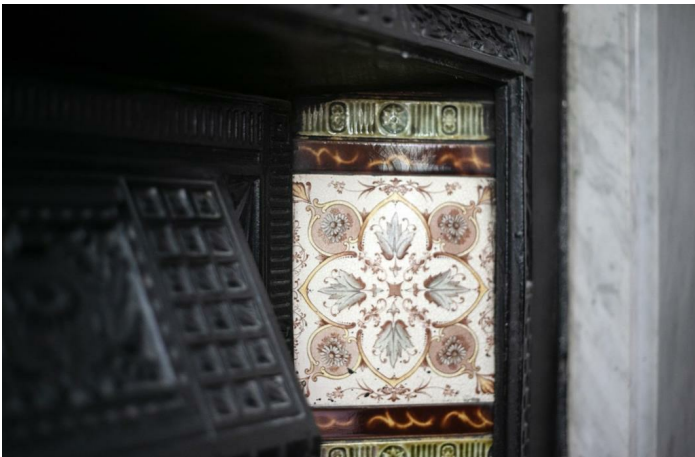
ERLANGER ROAD SE14
FREEHOLD



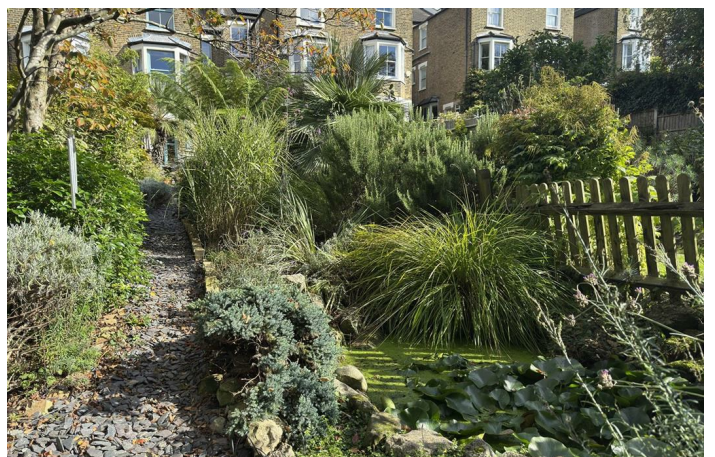
ERLANGER ROAD SE14
FREEHOLD



ERLANGER ROAD SE14
FREEHOLD



ERLANGER ROAD SE14
FREEHOLD



ERLANGER ROAD SE14
FREEHOLD



Parkside Five/Six Bedroom Victorian Home With Beautiful Garden and Abundant Original Features.

A truly magnificent and substantial home boasting spacious, symmetrical rooms, impressively high ceilings and some gorgeous original features, including tessellated tiling, fireplaces and stunning ornate cornicing. The current owners have instated a loving restoration to numerous details - those ceiling roses will beguile you at first glimpse! From its leafy parkside position the home enjoys a tranquil and airy feeling throughout. The accommodation, over three and a half floors, comprises a majestic double reception, huge kitchen/diner, five/six bedrooms, second kitchen/utility room, shower room and bathroom. The 95ft rear garden has been lovingly perfected - it's awash with a magical array of lush seasonal greenery and healthy perennials. This area is peaceful, leafy and settled yet close to so much. Erlanger Road takes pride of place in the Telegraph Hill Conservation area with a close proximity to a number of excellent local schools including Haberdashers' Aske's Hatcham College. Telegraph Hill Park is well known for its beautifully manicured green spaces and unparalleled views. It's just moments away. Transport is a cinch - you're in between Nunhead and New Cross Stations for numerous swift services to Central London and beyond. Nunhead, New Cross, Brockley, East Dulwich and Peckham are all easily reached.

The exterior presents beautifully with smart railings, well maintained stucco work and London stock bricks. A tiled path leads up to your recessed portico and inward through the original door, painted teal and with light above. The inner hall promises tessellated tiling, dado rails and the first of your wonderful cornicing. To your left you find the huge double reception which is separated centrally by original double doors. Features include twin fireplaces and matching ceiling roses - the level of detail will impress you no end! A front aspect bay window peers toward a mature leafy canopy and the open green spaces of the park opposite. There's a multi-fuel burning and approved stove for good measure and French doors that offer garden views.

Descending a half flight from the hall you meet a long generous kitchen/diner which dips into a wide shallow bay - perfect for family dining. A further rear-facing bay with pretty French doors frames a graceful garden vista. Outside, a brick patio leads to a slate chip seating area and onward to the lush rear section. There's a storage shed and oodles of space for cultivating herbs and veg. The lower ground floor supplies more living/slumber space. A front aspect room with direct access promises either use - or indeed both. Adjoining this, through double doors, is a kitchen with hob, sink, washing machine and dishwasher and further garden access. It would make a fine rental or a great spot to stash granny at Christmas. A shower room with wc completes this level.

Back upstairs you find a spacious rear return with a wonderful and generous rear-facing bedroom. Serenity is aided by a most wonderful garden view through the rear bay. An imposing feature fireplace, original storage and timber flooring add to the charm. Both this room and the bathroom next to it boast some sublime original renaissance-inspired stained glass. Upward again to the first floor you find a glorious master bedroom stretching lavishly into the full width of the house. It enjoys the upper section of the front canted bay as well as picture rails and an original feature fireplace. Next to this sits another fine double bedroom with fireplace, storage and garden views. A long and lovely landing leads you to find another rear-facing double room from whence you enjoy the loftiest garden views. A neat single bedroom/study completes the tour nicely.

Local transport links include New Cross Gate and Brockley stations (National Rail and London Overground) with superb connections to Canary Wharf, London Bridge and The City. You are also within striking distance of Nunhead train station where the Bedford line will whizz you to City Thameslink, Farringdon and beyond. The Hill Station café at the top of Telegraph Hill Park is a fantastic spot for breakfast, community events and cabaret. There is a real sense of rejuvenation happening in nearby Nunhead Village. The list of social attractions is ever increasing. We love Bar D4100 for pizza and cocktails, The Old Nun's Head for a pint or pop-up kitchen experience and the much-loved Kudu! Peckham Rye and East Dulwich are long established restaurant hubs, and now Queen's Road Peckham and Brockley are fast catching up!

Tenure: Freehold

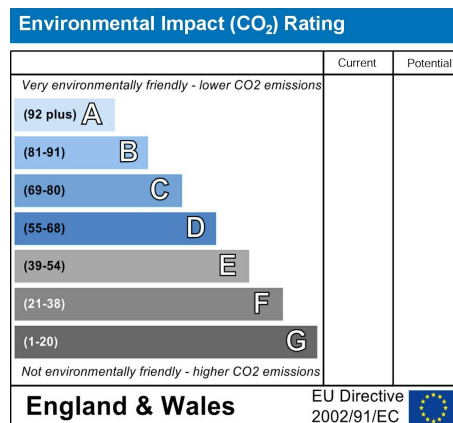
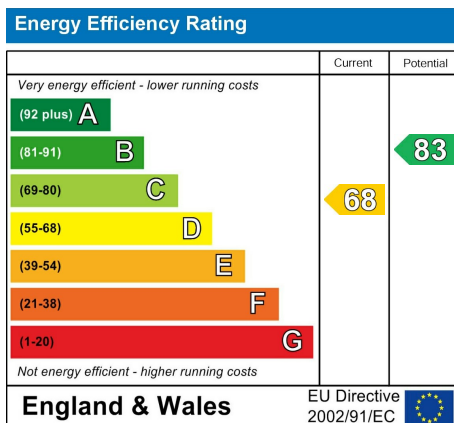
Council Tax Band: F



TOTAL APPROX FLOOR AREA

Approximate. internal area : 212.35 sqm / 2284 sq ft
Measurements for guidance only / Not to scale

ERLANGER ROAD SE14
FREEHOLD



All information supplied should be checked by your solicitor prior to exchange of contracts. Lease details, measurements, floorplans and photographs are displayed for guide purposes only. We have not carried out a structural survey and the services, appliances and specific settings have not been tested.

