

GELLATLY ROAD, TELEGRAPH HILL, SE14
FREEHOLD
OFFERS IN EXCESS OF £1,250,000

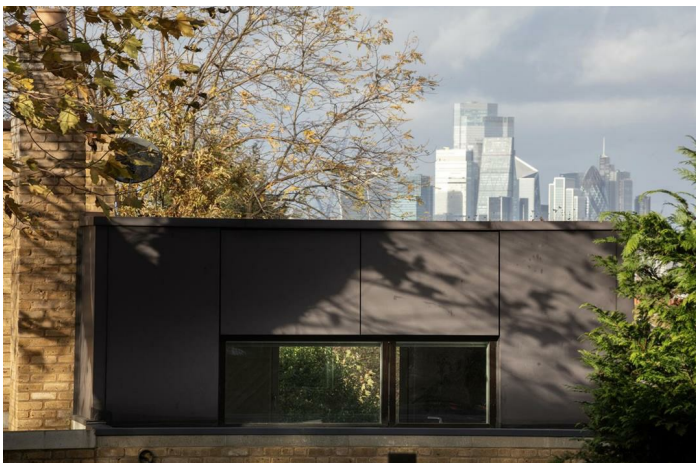
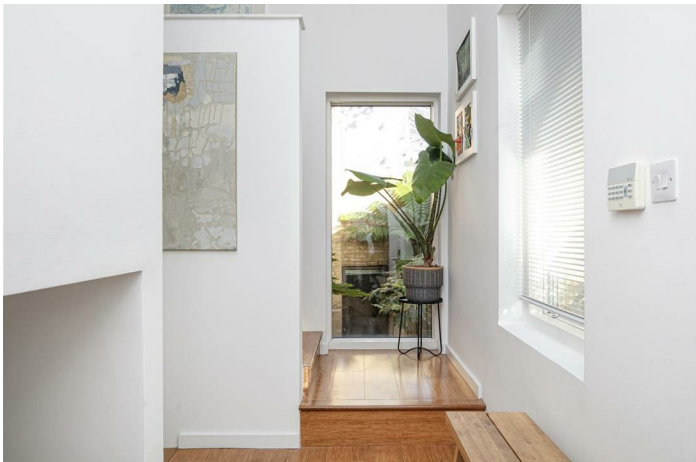


SPEC

Bedrooms : 4
Receptions : 1
Bathrooms : 4

FEATURES

Telegraph Hill Conservation Area
City Views
Three Separate Patio Gardens
Architect Designed
Underfloor Heating
Freehold



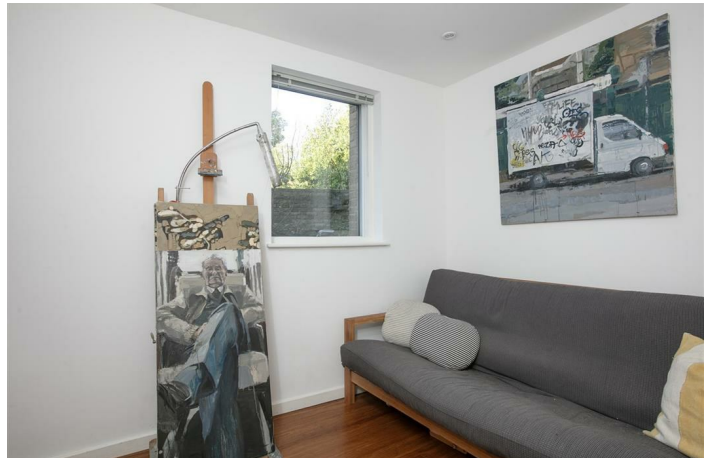
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Wonderful Contemporary Three/Four Bedroom Home With Impressive Interior.

Enjoying a leafy and peaceful position within the Telegraph Hill Conservation area, this stunning, architect-designed contemporary home boasts a healthy list of fabulous features. Spread over two gorgeously airy and bright floors, the property boasts wonderfully proportioned rooms, three double ensuite bedrooms, underfloor heating and three beautifully integrated patio gardens for entertaining. The entrance hall rises to double height and is crowned with a magnificent skylight for unbelievable airiness. There's a green roof above the master bedroom and some sweeping views towards the city. Additional attractions include slick, tasteful décor and an effortless proximity to Nunhead Station (just a 5 minute stroll!). The accommodation comprises a comfortable reception, huge kitchen/diner, study and three ensuite bedrooms. This area is peaceful, leafy and settled yet close to so much. Kitto 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. 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 house sits on Kitto Road, a quiet no-through street moments from the wonderful Skehan's Pub (recently voted London's best boozer in Timeout!). The handsome exterior sits in the dappled shade of mature trees. Enter to the left to find that magnificent entrance hall which rises majestically. The arrangement and orientation of the building ensures you have a wonderful sense of privacy whilst still benefiting from views and light. A deep low-level storage point to the left will house shoes and brollies. Heading downward you find an amazing open plan kitchen/diner with generous dining and cooking space. Wide sliding glass doors open on either side to your patio gardens. These are perfectly designed to afford you sunlight throughout the day. A large underwater rainwater tank is cleverly connected to the outside tap for easy irrigation.

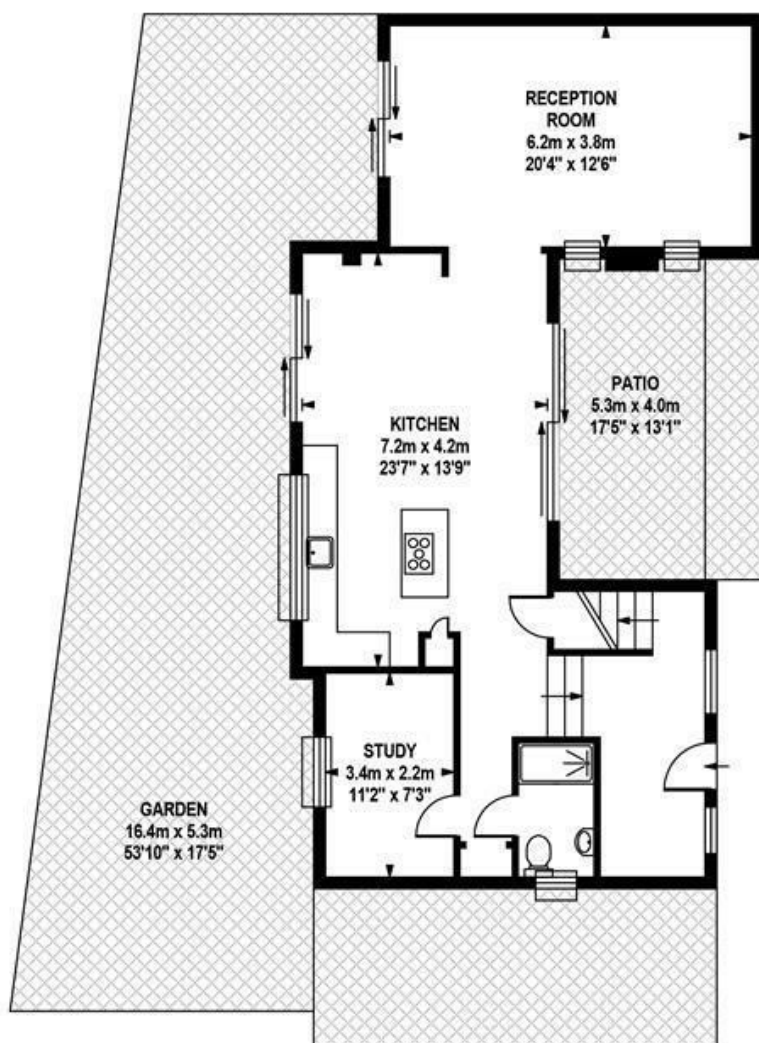
Back inside you meet a large, bright reception adjoining the kitchen/diner with a large skylight and wonderful aspect over the front patio garden. There's plenty of space for binge-watching and a lovely modern integrated log-burner. The far side of the kitchen/diner hosts a neat study/guest bedroom and shower room with wc. Upward to the first floor you'll bathe in natural light on the perfectly appointed landing. The master bedroom sits on the furthest end and enjoys a dual aspect with fab views toward Canary Wharf. Bedrooms two and three each have pleasant aspects. All three rooms benefit from their own ensuite.

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

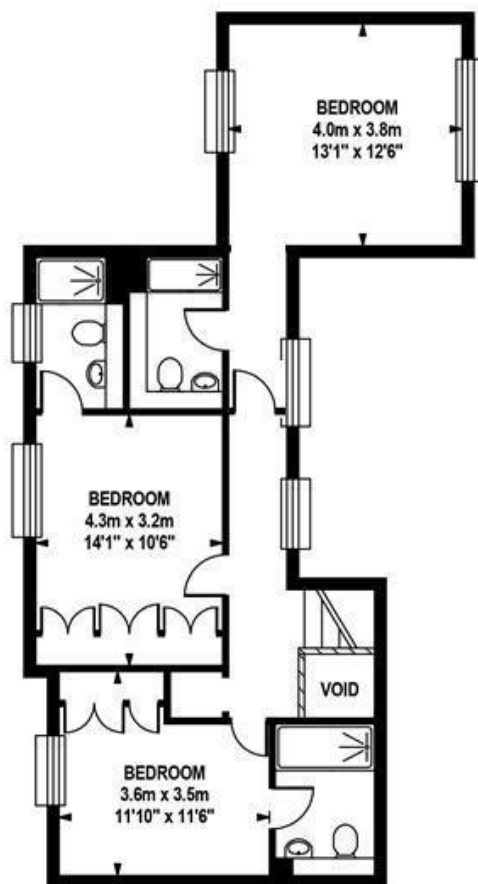
Council Tax Band: E

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FREEHOLD



GROUND FLOOR

Approximate Internal Area :-
80.56 sq m / 867 sq ft



FIRST FLOOR

Approximate Internal Area :-
66.89 sq m / 720 sq ft

TOTAL APPROX.FLOOR AREA

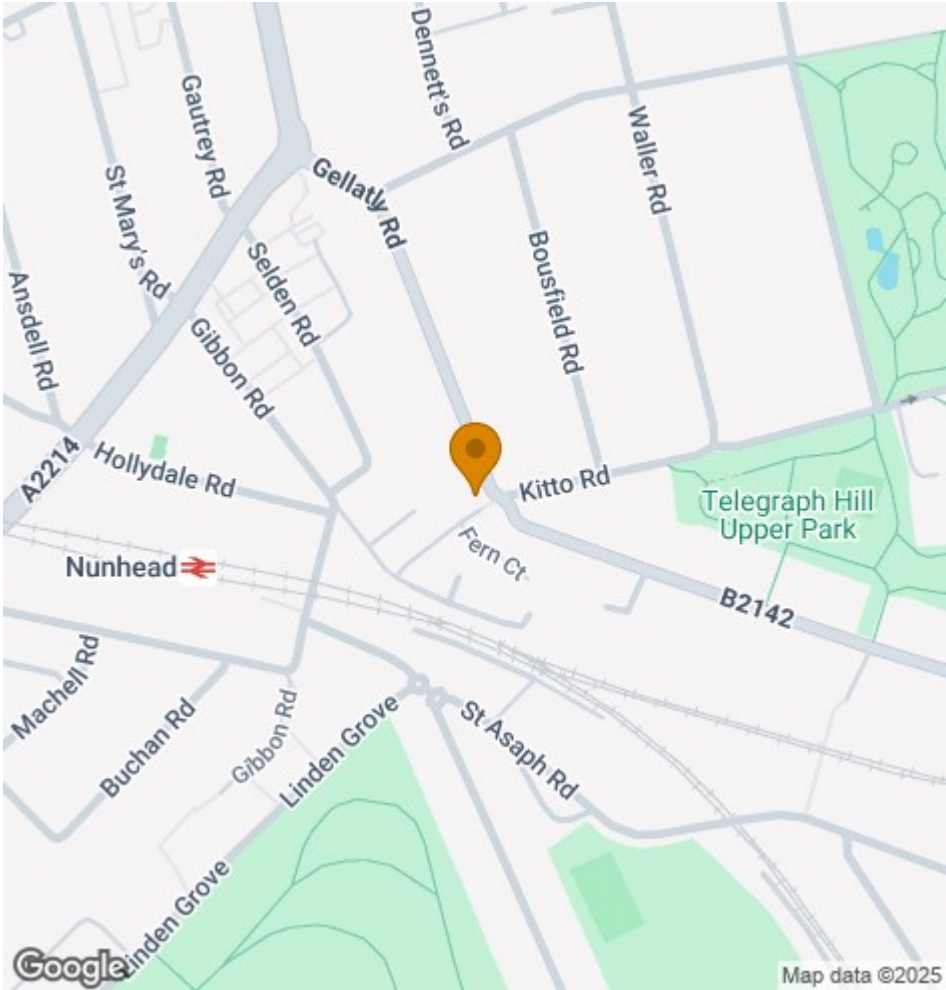
Approximate Internal Area :- 147.45sq m / 1587 sq ft
Measurements for guidance only / not to scale

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FREEHOLD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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.



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