

MUNDAY'S

Gellatly Road, New Cross

£1,350,000



Smart and chain free three bedroom terrace (with obvious loft-conversion potential) within Telegraph Hill Conservation Area, just five minutes from Telegraph Hill's parks. Walk just six minutes for Nunhead's high street and Zone 2 station.

The property's double-aspect extended kitchen/diner (onto the sunny east-facing garden) and an independent garden room/studio are our favourite of many fine features. You are in for such a treat!

*Munday's Estate Agents Ltd.*  
2 Mary Boast Walk  
London SE5 8SP  
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[www.mundays.com](http://www.mundays.com)

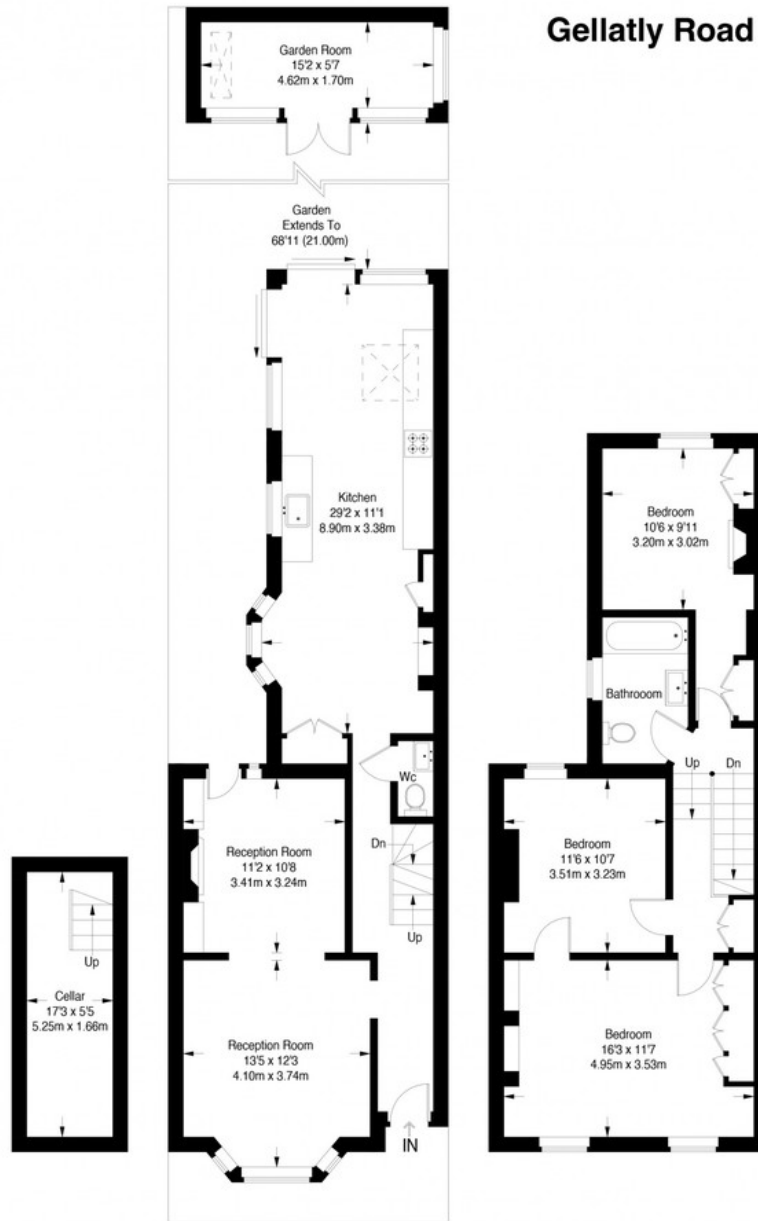
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Basement = 96 sq ft

Ground Floor = 710 sq ft

First Floor = 590 sq ft

Approximate Gross Internal Area  
 BASEMENT = 96 sq ft / 8.92 sq m  
 GROUND FLOOR = 710 sq ft / 65.96 sq m  
 FIRST FLOOR = 590 sq ft / 54.81 sq m  
 GARDEN ROOM = 89 sq ft / 8.27 sq m  
 Total (including Basement & Garden Room) = 1396 sq ft / 129.69 sq m  
 Total (excluding Basement & Garden Room) = 1211 sq ft / 112.5 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID357409)