

VICIS NOVA



Waller Road, SE14
Offers Over £475,000





Waller Road is tranquil, leafy and has a strong feeling of period grandeur, with the road comprising of impressive Victorian townhouses leading all the way up from Queens Road up to Telegraph Hill Park.

Spanning the raised ground floor of a classic three-storey Victorian Townhouse, this two bedroom period apartment has been tastefully refurbished fusing contemporary design with period heritage.

Whilst the layout of the property is lateral on paper, the level change between the principal bedroom, bathroom and the living space creates a sense of separation between the spaces, creating an air of calm.

Daylight pours through the bay window, illuminating the sociable open-plan living space. Soothing neutral colour tones, hardwood flooring, original period features. Your kitchen is both stylish and functional. Cream cabinetry compliments the white-tile backsplash whilst the gentle contrast of the butcher-block countertops tie the kitchen together nicely. Behind the kitchen you've got the smaller bedroom, which makes for a perfect guest bedroom, study or cot room.

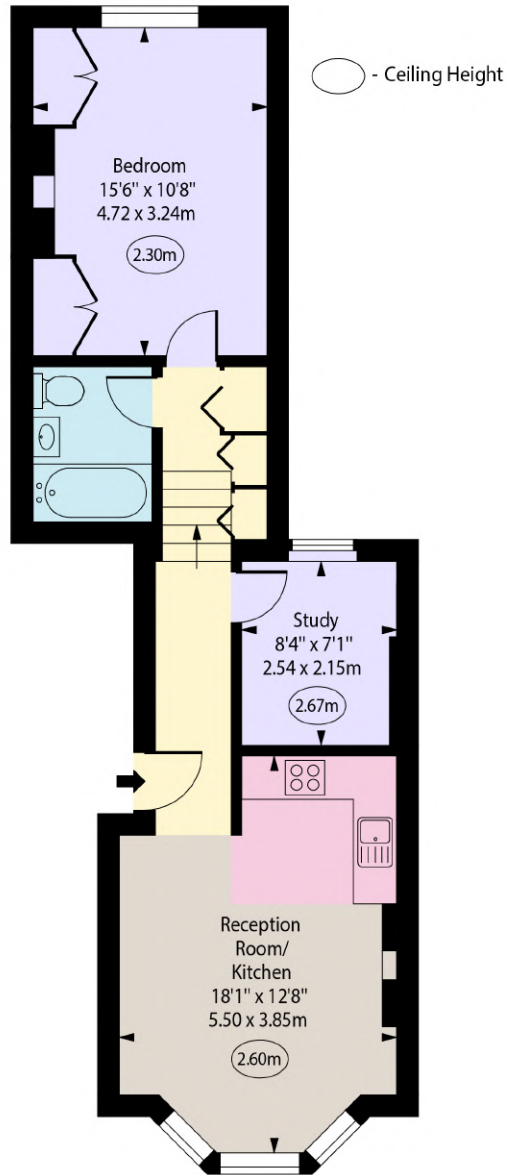
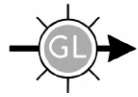
To the rear, your principal bedroom oozes space and benefits from garden views. Two built-in wardrobes fulfil your storage needs whilst the room itself is big enough to easily accommodate any further furniture - whether for aesthetic or functionality. Sitting within where the fireplace used to be, you've got the original London-stock brickwork still intact making for a great storage space for books. Serving both rooms, the three-piece bathroom effectively utilises contrasting, dark navy paintwork works against the white tiling and fittings creates a distinctive modern finish which is hard not to enjoy.

The property is held on a 999 year leasehold basis, benefiting from a share of the freehold.





Waller Road,
Telegraph Hill, SE14



Ground Floor

Approx Gross Internal Area 552 Sq Ft - 51.28 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown.
However, all measurements, fixtures, fittings, and data shown are approximate interpretations and
for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk
Ref. No. 031742J

Property Details

Hall-floor Victorian Conversion Flat
Spacious principal bedroom with built-in wardrobes
Second bedroom doubles up as a nursery / home office
Open-plan kitchen living area
Three-piece family bathroom
Dual-aspect
Separate utility room
Stylishly renovated
Original period features include:
Fireplace, sash windows, ceiling roses, ornate corning
Tranquil residential location, no-through road
Close to Telegraph Hill Park
Chain-free

Approx. 552 sqft /51.3 sqm

EPC Rating: D

Tenure: Share of Freehold

Council Tax Band: B

London Borough of Lewisham

LIFE ON WALLER ROAD

What's it like living in the Telegraph Hill Conservation Area

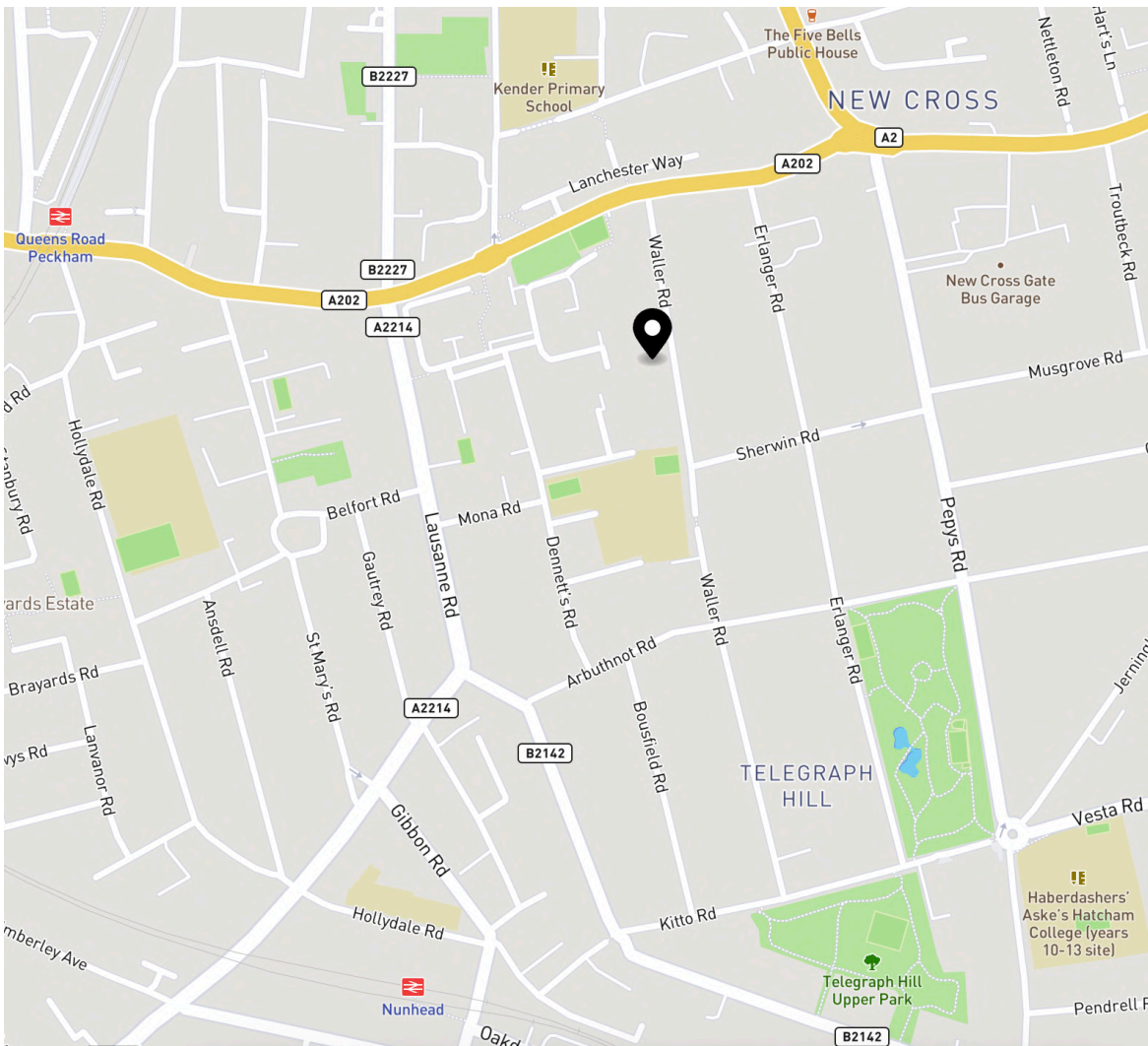
The Telegraph Hill Conservation Area is incredibly sought-after and for good reason. Within walking distance you've got: three Zone-2 Stations, a gorgeous Victorian park with panoramic city views and a plethora of amenities for every occasion. What more could you want from your local area!?

Developed in the late 19th Century, this conservation area was developed under the control of the Worshipful Company of Haberdashers. It has uniform and cohesive Victorian architectural character, consisting of primarily three-storey townhouses with two-storey canted bays to the front which are set on wide, verdant streets.

One of the huge draws of Waller Road locally is that the road is a no-through road, meaning you can enjoy pure bliss when inside your home. Parking is unrestricted and both Queens Road & New Cross Gate Stations are in Zone 2 and within a 10 minutes walk. Nunhead Station is only a few minutes further walk.

For those who love open-green spaces, Telegraph Hill park is a lovely only a short walk away offering awe-inspiring city views, a playpark and sports facilities. On Saturdays from 10 to 3, you've got the Farmer's Market on the lower side of the park where you can get fresh produce, artisan goods and great coffee!

A short walk away you've got trendy Nunhead and the electric settings of New Cross which have excellent coffee shops, eateries and pubs. Some of our favourites include: coffee shops such as Mosey, Nola and S.O.S, delicious eating options (El Vermut, Pho, The Talbot and Slice Circle) and, to enjoy a drink, venues such as The Old Nun's Head, Rose Pub & Kitchen and Skehans (voted Best Pub in London by Time Out in 2023).





Would you like further
information or to book a
private viewing?
Let's talk.

James D Neicho

Founder & Managing Director

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Fixtures and fittings: The Seller's Solicitors will provide a list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or available by separate negotiation)

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2. Information Provided: Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked. You should not rely on statements by Vicis Nova Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Vicis Nova Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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