



**41 New Cross Road, London**  
SE14 5DS

**£2,500 Per Calendar  
Month**

**HUNTERS<sup>®</sup>**  
EXCLUSIVE



# 41 New Cross Road, London

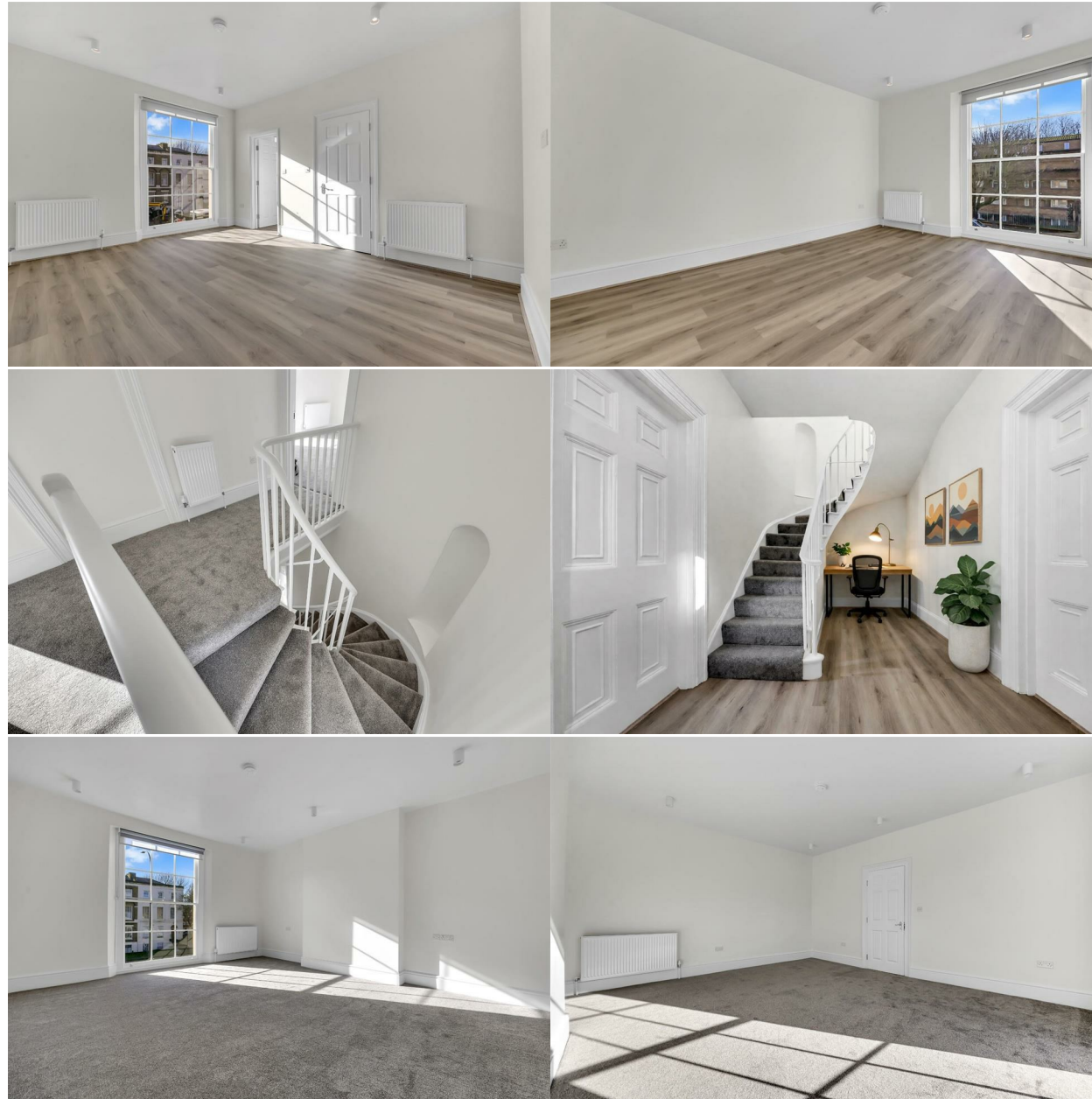
## DESCRIPTION

A bright and newly refurbished two-bedroom, two-bathroom maisonette available to rent, finished to the same high standard as others within the block and benefiting from its own private entrance.

The property opens into a grand entrance hallway, ideal for use as a home workspace or study area, before a striking spiral staircase leads up to the main living accommodation. Upstairs, the maisonette offers a stylish reception leading to a bright integrated kitchen, wood flooring to the living areas, carpeted bedrooms, and two contemporary bathrooms.

Well laid out and full of natural light, this unique home combines modern specification with a sense of space and privacy, making it ideal for professional tenants seeking something a little different from the standard flat.

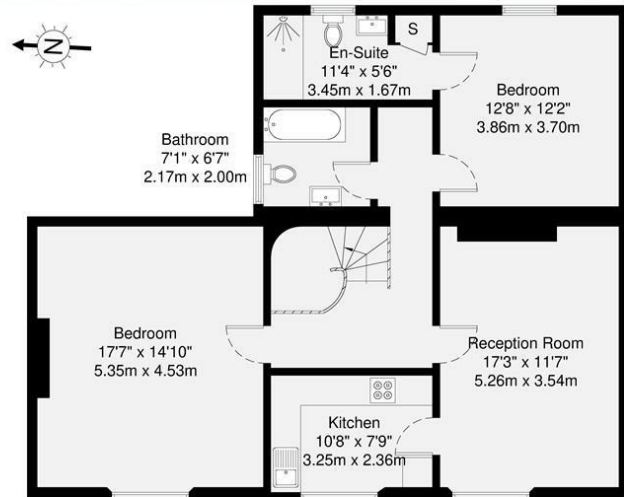
Early viewing is highly recommended — maisonettes like this don't come along often.



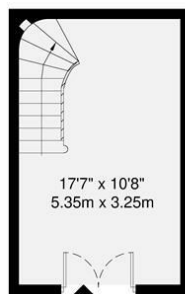
## ROOMS







First Floor



Ground Floor

GROSS INTERNAL AREA (GIA)  
The footprint of the property  
110.3 sq m / 1187 sq ft

TOTAL STORAGE SPACE  
Storage and accessible build area  
0.4 sq m / 4 sq ft

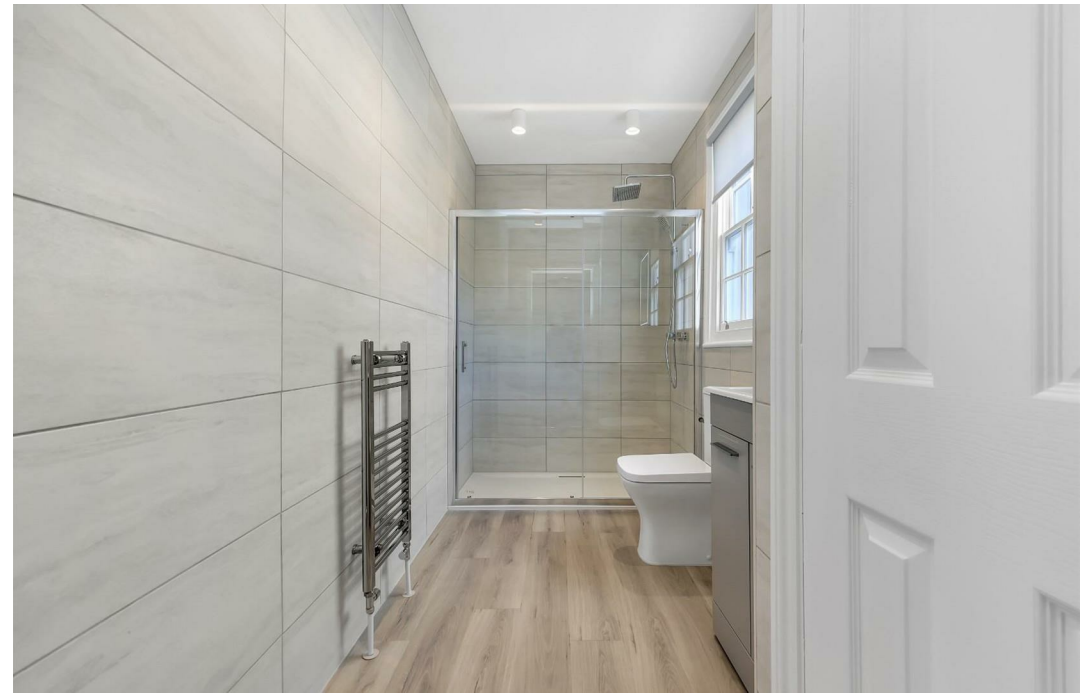
EXTERNAL FEATURES  
Garden, Terrace, Porch, Verandah etc.  
0.0 sq m / 0.0 sq ft

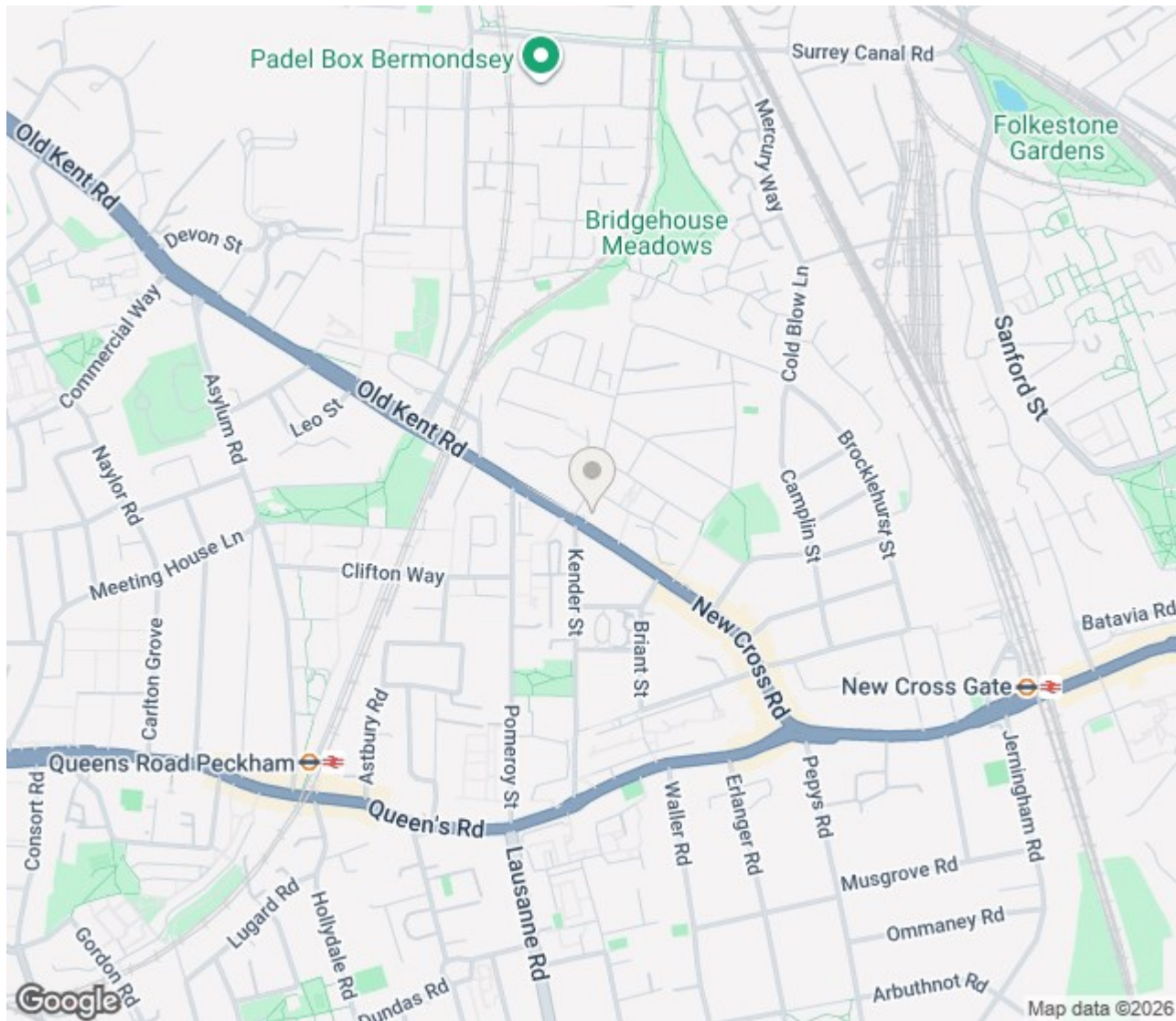
RESTRICTED HEAD HEIGHT  
Limited use area under 2.0m  
0.0 sq m / 0.0 sq ft

Disclaimer : Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floorplan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Maison  
VUE







### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**110 Curtain Road, London, EC2A 3AH | 020 7613 1798 | [shoreditch@hunters.com](mailto:shoreditch@hunters.com)**

## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	<b>70</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	



