

# VICIS NOVA



Waller Road, SE14

£1,850,000





An expansive Victorian home situated in the heart of the sought-after Telegraph Hill Conservation area.

Offered to the market chain-free, this beautiful 2350ft<sup>2</sup> Victorian townhouse presents a rare opportunity for prospective buyers to acquire a substantial family home that has been home to one family for four decades.

Sensibly arranged over four floors, the ground floor offers two living rooms and a kitchen/dining space opening onto a mature 103ft garden, while the upper three floors contain five double bedrooms and two bathrooms.

The home retains much of its period features including timber-frame sash windows, wood flooring, timber banisters, original fireplaces, ornate cornicing and ceiling roses.

The Mediterranean inspired mature garden is well maintained and alive with birdsongs. At 103ft long, in summer the garden becomes the largest room of the house. Tranquil and unexpectedly quiet, you wouldn't know you are in a city, a benefit of being in the heart of the Telegraph Hill Conservation Area. For the history enthusiast, an original Anderson shelter still survives at the rear.

The loft has been converted into a bedroom with rear dormer and large front roof light enjoying sweeping London views. There's also vast storage space available in the eaves. Should you wish to increase the footprint in the future, the basement and rear present a blank canvas for the next owner to expand and personalise.

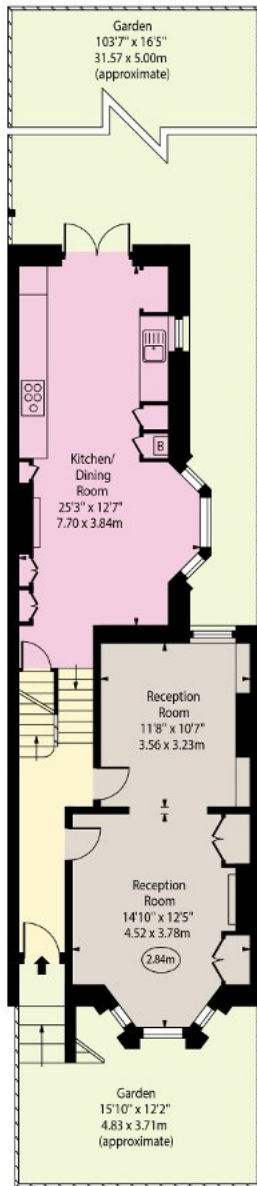




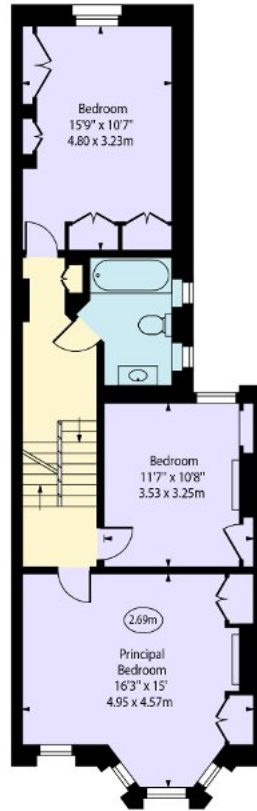
Waller Road,  
Telegraph Hill, SE14



○ - Ceiling Height



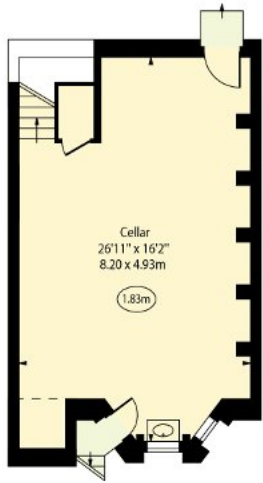
Ground Floor



First Floor



Second Floor



Lower Ground Floor

Approx. Floor Area Including Restricted Heights  
(Excluding Eaves Storage) 2350 Sq Ft - 218.32 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. 031759K

## Property Details

Victorian Townhouse

Five bedrooms

Two bathrooms

Double reception room

Spacious eat-in kitchen / diner leading onto the garden

Contemporary kitchen

103 foot Mediterranean-style garden

Original Period Features:

Timber sash windows, ornate cornicing, fireplaces, ceiling roses

Two entrances, ground floor and raised ground floor

Potential to convert the lower ground floor

Close to local amenities and transport links

Chain-free

Approx. 2,350 sqft /218.3 sqm

EPC Rating: To follow

Tenure: Freehold

Council Tax Band: F

London Borough of Lewisham



## LIFE ON WALLER ROAD

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

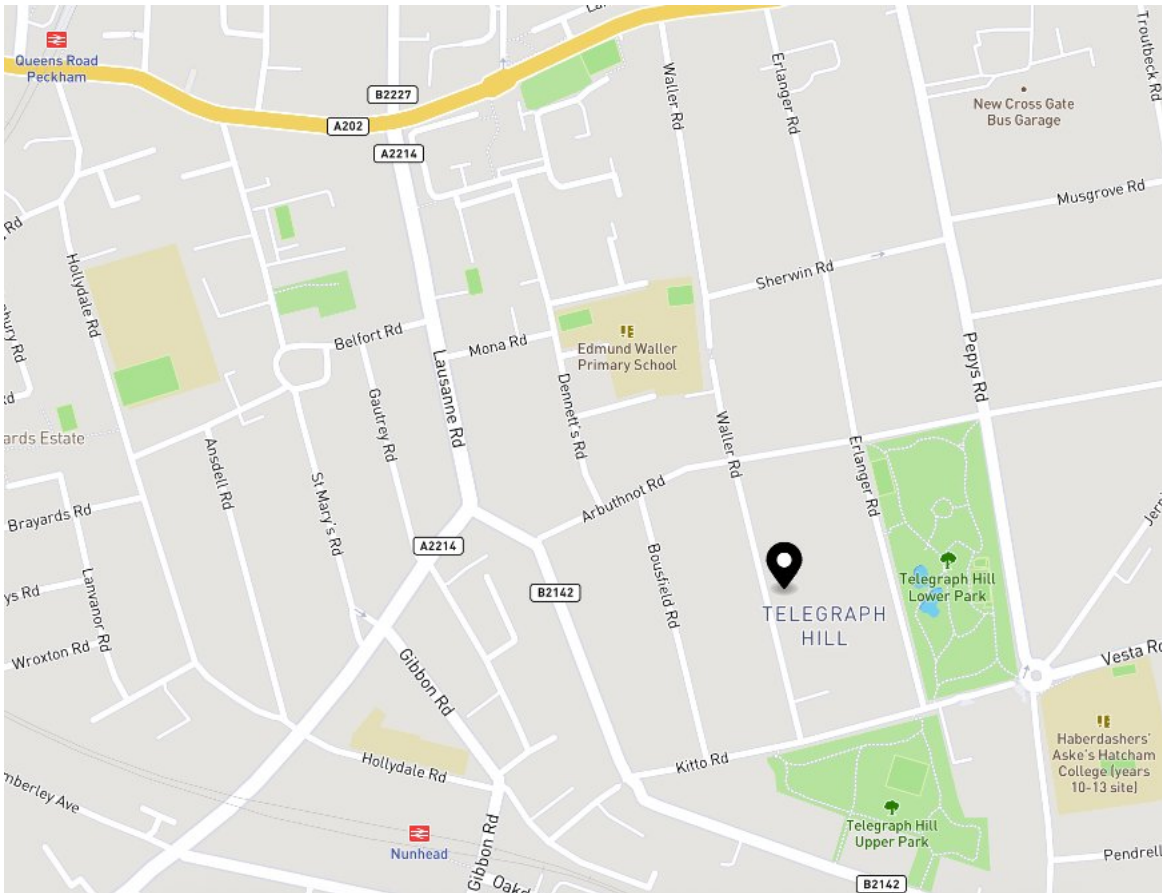
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Perched on the first hill South-East of central London, Telegraph Hill combines panoramic city views, proximity to trendy neighbourhoods and excellent zone 2 transport links with a leafy Conservation Area, tranquil atmosphere, outstanding schools, and two local Victorian parks. It is easy to see why families fall in love with this neighbourhood and even easier to see why they stay.

This Conservation area was developed in the late 19th century under the control of the Worshipful Company of Haberdashers who ensured that alongside housing, a church, schools and public park were to be developed to create a sense of community. Fast forward to today, that strong sense of community remains. On Saturdays from 10 to 3 you've got the Farmers' Market at Lower Telegraph Hill Park and the community-run Hill Station Cafe at the top of the Hill.

Waller Road is a leisurely stroll from both trendy Nunhead and the vibrant settings of New Cross. Within easy reach you've got atmospheric pubs, independent cafes and an electric mix of restaurants and eateries. If you're a foodie, El Vermut (Nunhead Green) offers a brilliant tapas & Spanish wine selection, or for a quick Lebanese treat, why not try Aloosh in New Cross. If a fusion of pub atmosphere with great food is more your thing, try The Old Nun's Head Pub (street food & a great Sunday Roast!). Just up on the corner of Gellatly & Kitto Road, Skehans is an Irish Pub that promises a great evening.

Notable schools locally are Edmund Waller Primary School and Haberdashers' Hatcham College (Secondary School), there are also great independent schools in the neighbouring areas too.





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

James D Neicho

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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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