

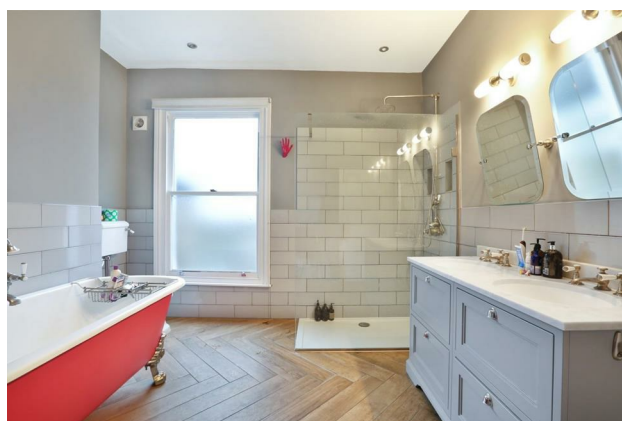
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Ommaney Road, London, SE14 5NT

Guide Price £1,500,000 to £1,600,000

Property Images



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Ommaney Road, SE14 5NT
 Approx. Gross Internal Area 2145 Sq Ft - 199.28 Sq M
 (Excluding Outbuilding)
 Approx. Gross Internal Area Of Outbuilding 122 Sq Ft - 11.33 Sq M



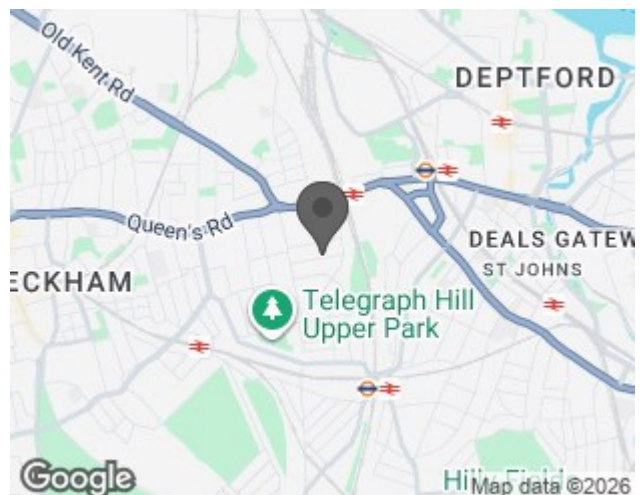
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.
 All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	72	87
(81-91) B		
(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

Map



Details

Type: House - Mid Terrace Beds: 4 Bathrooms: 3 Receptions: 2
 Tenure: Freehold

FREEHOLD

FOUR-BEDROOMS

CHAIN-FREE

Guide Price £1,500,000 to £1,600,000 New to the market is this well-proportioned four-bedroom period property situated within the sought after Telegraph Hill Conservation Area in New Cross.

The property offers approximately 2,145 sq ft of living space and boasts plenty of character. There is also an outbuilding providing around 120sq ft of room. This house retains all of its original period charm. The retention of fireplaces, the high ceilings, large windows and covings are blended very well with an eclectic mix of more modern features to provide a very desirable family home.

Features

• CHAIN-FREE • ASKING PRICE £1,500,000 to £1,600,000 • PERIOD PROPERTY • SOUGHT AFTER TELEGRAPH HILL LOCATION • FOUR BEDROOMS • THREE BATHROOMS • SUBSTANTIAL OPEN-PLAN DINING ROOM AND KITCHEN • BACK GARDEN WITH OUTBUILDING • In Proximity of Shops, Restaurants and Amenities • In Proximity of Schools, Transport Links, Parks and Green Spaces

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The lower floor offers a front reception room with bay windows looking out to the main road. The rest of the floor has been fully opened to give over 560sq ft of room containing a kitchen, island and dining table providing direct access to the garden which is well kept and measures approx. 120sqm as well as containing the outbuilding.

The ground floor comprises of a front reception room again looking to the road and two bedrooms one with

ensuite bathroom and additionally a separate toilet.

The first floor is very well designed as it has two double bedrooms – one at the front looking at the road and one at the back overlooking the garden and also consists of two-family bathrooms in between which allows each bedroom to effectively have sole use of its own bathroom.

The property is owned by a family who bought it as a family home but have now moved abroad hence the reason for the sale. Here is what the family had to say:

The property enjoys an excellent location, within easy walking distance of tube, train and bus links, as well as several beautiful local parks. It also falls within the catchment area for highly regarded primary and secondary schools, and benefits from convenient access to a variety of shops, restaurants and pubs.

The ground floor, with its direct access to the garden, has been a wonderful living space for our young family. The kitchen is particularly special, with high-quality fittings and plenty of space for cooking, dining and spending time together. The three separate lounge areas provide great flexibility and work extremely well for a growing family, while the beautifully finished bathrooms add a real sense of comfort and style. The layout of the home offers both privacy and a warm, welcoming family atmosphere.

During our time here we have carried out a number of improvements, including installing a new boiler and electrical fuse board, landscaping the garden and adding a garden office. We have also installed two new bathrooms, fitted bespoke carpenter-made wardrobes, replaced the radiators and added shutters to the front windows.

LOCATION

Telegraph Hill is seen as one of London's Hidden Gems. It is a Premier Residential Choice for buyers as it provides panoramic city views, Victorian architecture and a much-revered community spirit.

Telegraph Hill offers spectacular views of the London Skyline, mainly including Canary Wharf from the Upper Park which is also a hot spot for New Years Eve Fireworks.

The area is flooded with Architectural appeal Including a range of desirable Victorian and Georgian Period Houses. There are strong Transport Links, a vibrant Community Lifestyle including a local farmers market, an annual community festival and a popular café.

SHOPS, RESTAURANTS AND AMENITIES

There are selection of restaurants locally including Koko 44, New Cross Lebanese Grill, Papi's Grill Restaurant and Bar, Mez Mangal Turkish Cuisine.

There are a number of boutique independent coffee shops and bistros locally including The Corner New Cross, Mughead Coffee shop and Wakey Wakey.

Bars and Pubs include The New Cross House, The Shirker's Rest and Rose Pub & Kitchen.

Local Shops include a Sainsbury's Superstore, One Stop, JJ News and Lewisham Shopping Centre is only a short drive.

TRANSPORT LINKS

New Cross Gate Station is the nearest station locally and offers both the London Overground Windrush Line and National Rail.

The Windrush Line offers around 8 trains per hour and gives access to Highbury and Islington via Canada Water (for the Jubilee Line to Canary Wharf, London Bridge and various other Central London Stations), Whitechapel (for the Elizabeth Line giving access to Paddington and Heathrow), Crystal Palace and West Croydon.

The National Rail offers direct access to London Bridge, London Victoria, Caterham, Horsham and Sutton.

There are numerous bus connections locally including the 21 to Bank/Holloway, the 53 to Whitehall and Lambeth North, the 172 to Aldwych and the 453 to Marylebone via Westminster. Buses to local South East destinations include

the 136, 171, 177, 321 and 436 which serve areas such as Elephant and Castle, Greenwich, Battersea and Lewisham.

SCHOOLS

Edmund Waller Primary:

Achievement of Pupils – Good, Behaviour and Safety of Pupils – Good, Leadership and Management – Good and Quality of Teaching – Good.

Haberdashers Hatcham Free School:

Behaviour and attitudes – Outstanding, Early Years Provision – Outstanding, Leadership and management – Outstanding and Personal development – Outstanding

Haberdashers Hatcham College:

16 to 19 study programs – Good, Early years provision – Outstanding, Leadership and management – Good, Outcomes for pupils – Good, Personal development, behaviour and welfare – Good, Quality of teaching, learning and assessment – Good

Hollydale Primary School:

Behaviour and attitudes – Outstanding, Early years provision – Good, Leadership and management – Good, Personal development – Good, The quality of education – Good

All information is correct on Locrating as of 12/03/2026.

PARKS AND GREEN SPACES

As previously stated Telegraph Hill is the main park locally being a Conservation Area. Locally you will also find The New Cross Gate Cutting run by the Wildlife Trust, Bridge House Meadows and you also easily get to Peckham Rye and Common.

The property is unique and offers so much – please contact Hunters for an early viewing.

Hunters estate agents Forest Hill have sold several houses and flats near Ommaney Road - SE14 over the last 10 years. The stats from a sale include:

- Offers received for 101.37% of the guide price
- 6 viewings
- 4 offers received (67% of offers were received compared to viewings!)
- Offers received in 22 days of going to market
- Offer accepted on the 28th day of going to market Hunters also let and manage properties close to Ommaney Road, SE14

Verified Material Information

Council Tax band: F

Tenure: Freehold

Property type:

House Property construction: Standard construction

Energy Performance rating: C

Number and types of room: 4 bedrooms, 1 bathroom, 2 receptions

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: Double glazing and Underfloor heating

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Great, Three - Good, EE - Good

Parking: On Street

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: Telegraph Hill Conservation Area

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

